



November 14, 2022
City Council Dinner, 5:00 PM
Work Session, 6:00 PM
7272 Eagle Street
Centennial, Colorado 80112
www.centennialco.gov

Work Session Meetings are intended for informal discussions among members of City Council and staff on issues of interest to the public without intent for the discussions to lead to an official action. Any policy decisions will move forward to a Study Session and/or Regular Meeting for formal action.

The public is invited to attend all Work Session Meetings of the City Council. Please be advised, public comment will not be taken during these sessions.

AGENDA

- 1 Call to Order
- 2 Roll Call
- 3 Other Matters
- 4 Housing Study and Policy Development Update (Ward)
- 5 Neighborhood Traffic Management Program Policy Update (Bunce)
- 6 Adjourn

Please call 303-754-3324 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting, or for any additional information.



Memo

TO: Honorable Mayor Piko and Members of City Council

THROUGH: Matt Sturgeon, City Manager
Elisha Thomas, Deputy City Manager
Neil Marciniak, Community and Economic Development Director
Jenny Houlne, Deputy Community and Economic Development Director

FROM: Melanie Ward, Manager – Development Foresight and Infrastructure
Readiness
Amy Wiedeman, Planner II

MEETING DATE: November 14, 2022

SUBJECT: Housing Study and Policy Development Update

Summary

At the Work Session on Monday, November 14, City Council will be asked to review feedback received about nine affordable Housing Strategies considered as part of the Housing Study and Policy Development Project. At this meeting, Council will be asked if there are any strategies that should be struck from further consideration.

The next phase of the Housing Study and Policy Development project is phase three, Draft Policy and Land Development Code Changes. Any strategies that are advanced to phase three will progress through the steps described in the Future Plans section below. Any strategies Council chooses to strike will be removed from consideration and will not be discussed at future meetings. Information collected to date about any strategies that are struck will be presented in an appendix to the final Housing report.

Future Plans

Any strategies Council chooses to continue will be shared with Planning and Zoning Commission for feedback in December. On January 17, City Council will hear recommendations from Planning and Zoning Commission. At this January meeting, Council will be asked which strategies should be advanced to phase three. In Quarter 1 2023, the project team will conduct additional research, public outreach, and Council dialog for each strategy advanced to phase three.

Documents Attached

To assist Council in identifying which, if any, strategies should be removed from consideration, the following documents are attached.

1. Feedback Overview – Innovative Housing Strategies Support

- This table is the at-a-glance summary of feedback collected to date. It is intended as a high-level summary. All other attached documents provide context and additional detail to supplement this table.
- Each column indicates one of the nine strategies under consideration. Three yellow flags at the top of the table group strategies based on the implementation method.
- The middle row provides feedback from the Housing Working Group which met monthly March-November 2022 to review each strategy. Short-term actions were identified to have fewer procedural barriers to implementation than medium-term actions. More details are available in attached document 2.
- The bottom row indicates in-person and online feedback about each strategy. Additional details are available in attached document 3.

2. Community Housing Strategy Report

- This report includes the review criteria developed by the Working Group to evaluate each strategy. This report will continue to be updated as City Council and Planning and Zoning commission discuss these strategies.

3. Public Outreach Summary




















- This report summarizes feedback from eleven in-person events and fourteen online surveys. It is attached to provide context to the Community Feedback row of Document 1, Feedback Overview.

4. Public Outreach Full Comments

- This document includes the full text of all comments received through online surveys, in-person events, emails, and web inquiries. Feedback is summarized in Document 3. This document is attached to allow Council to review specific comments made by the public.

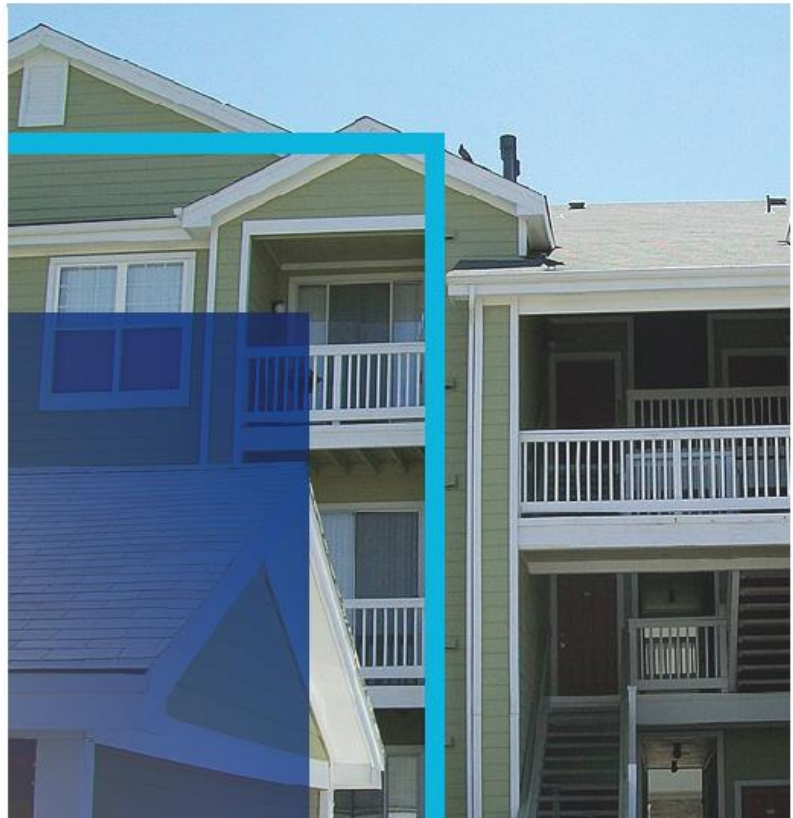
FEEDBACK OVERVIEW

INNOVATIVE HOUSING STRATEGIES SUPPORT

	1 Remove Procedural Barriers and Reduce Costs (Land Development Code Administration)			2 New Allowances and Requirements (Land Development Code Regulations)			3 Funding Mechanisms (City Budget, Partner Agencies, Potential New Function)		
STRATEGY	Expedited development review for affordable housing	Expedited development review for converting underutilized commercial/office property to housing	Subsidize or reduce development fees for affordable housing	Establish a density bonus program	Implement an inclusionary zoning policy	Authorize Accessory Dwelling Units (ADUs)	Create a land donation or land banking program	Incentivize current landlords to lower prices of existing units	Establish a dedicated funding source to subsidize infrastructure costs
WORKING GROUP FEEDBACK	 Support short-term action (2023)	 Support mid-term action (2-3 years)	 Support mid-term action (2-3 years)	 Support mid-term action (2-3 years)	 Support (voluntary) mid-term action (2-3 years)	 Support mid-term action (2-3 years)	 Support mid-term action (2-3 years)	 Does not support prefer alternative approach	 Does not support prefer alternative approach
COMMUNITY FEEDBACK	Mixed 	Mixed 	Support  for City fees only 	Mixed 	Support 	Support 	Support 	Support 	Mixed 



Topics marked with an information symbol (blue i) will be explained in greater detail at the November 14 City Council Work Session.



Community Housing Strategies Report

NOVEMBER 2022

CLARION

Community Housing Strategies Report

PROJECT OVERVIEW: NOVEMBER 2022

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November Summary

Prepared for the November 14, 2022, City Council Workshop

Over the course of 2022, residents and community members, the Housing Strategies and Policies Working Group (Working Group), the Planning and Zoning Commission, and the City Council have studied and discussed a group of innovative affordable housing strategies for applicability to Centennial. The innovative affordable housing strategies were identified by the Colorado Department of Local Affairs (DOLA), based on instruction provided by Colorado House Bill 21-1271, adopted on June 27, 2021. There will be additional DOLA grant funding for affordable housing in 2023; in order to qualify for the second round of funding, the City will have to adopt at least three strategies. This report describes the processes and discussions that accompanied the City's exploration of this set of strategies.

As an overview, this table summarizes high-level feedback for each of the strategies. More detailed information about responses to these strategies will be provided in the full Centennial Community Housing Strategies Report.

INNOVATIVE HOUSING STRATEGIES SUPPORT									
	1 Remove Procedural Barriers and Reduce Costs (Land Development Code Administration)			2 New Allowances and Requirements (Land Development Code Regulations)			3 Funding Mechanisms (City Budget, Partner Agencies, Potential New Function)		
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COMMUNITY FEEDBACK	Mixed 	Mixed 	Support for City fees only 	Mixed 	Support 	Support 	Support 	Support 	Mixed 



Topics marked with an information symbol (blue i) will be explained in greater detail at the November 14 City Council Workshop.

A larger version of this table is provided on the last page of this report.

1. About the Process

Centennial NEXT—the City's framework for future growth and development—highlights key opportunities for expanded housing options throughout Centennial. Since the Plan was adopted in 2018, housing cost and availability have become a major focus in Centennial and throughout the region.

Phase 1: Research and Discovery

In 2021, City Council set out to explore housing cost and availability in Centennial with the intent to advance the understanding of the entire spectrum of housing issues in the City, define the various needs for housing, and identify priorities to potentially inform future policy. Over the course of a year, the City Council—with support from City staff—conducted research, met with local housing experts, and toured peer communities in the region. These efforts helped provide the City with an understanding of the state and regional trends that are influencing the housing demand and the overall market, and the policy and regulatory strategies communities like Centennial are taking in response. Information compiled as part of Phase 1 efforts is available on the [City website](#).

Phase II: Housing Study and Policy Development

In 2022, the City initiated a more in-depth Housing Study and Policy Development process (Housing Study) to expand research efforts and engage the community in a discussion about possible policy options that Centennial is considering implementing to increase housing options and address affordability concerns. The project is being managed by a project team comprised of City staff from Community Development, Communications, and the City Manager's Office with support from a consultant team, led by Colorado-based Clarion Associates, in partnership with Root Policy Research.

Phase II of the process includes three major milestones:

- Preparation of a Community Housing Needs Assessment (complete)
- Public Engagement on Housing Strategies and Development of Housing Policy (nearing completion)
- Land Development Code modifications and other policy actions

This report summarizes key input and feedback provided by the Working Group and shares an overview of community response and sentiment gathered through the community outreach activities.

2: Community Housing Strategies

State-level Guidance to Colorado Communities

In 2021, through [House Bill 21-1271](#), the Colorado Legislature encouraged cities to look at fourteen strategies intended to promote affordable housing development.

1. Use of vacant publicly owned property
2. Subsidize or reduce local development review or fees
3. Expedited development review process for average median income (AMI) below 120% and/or underutilized commercial development
4. Density bonus program
5. Promote the use of sub-metering of utility charges
6. Dedicated funding source to subsidize infrastructure costs and associated fees
7. Multi-family housing options as a use by right in single family residential zoning
8. The classification of a proposed affordable housing development as a use by right
9. Authorizing accessory dwelling units (ADUs) as a use by right
10. Allowing planned unit developments (PUDs) with integrated affordable housing units
11. Allowing small square footage residential unit sizes
12. Lessened minimum parking requirements for new housing developments
13. The creation of a land donation, land acquisition, or land banking program
14. An inclusionary zoning ordinance (per CRS 29-20-104(s))

A fifteenth strategy allows communities to propose other innovative strategies that are not included in the bill. The legislature provided grant funding for communities to study the role and application of locally selected strategies through a program administered by the Department of Local Affairs (DOLA). This range of activities identified to support the creation of affordable housing are collectively called the DOLA Strategies in this report. More information from DOLA is available [here](#).

Strategies Considered for Centennial

Through a series of discussions, the City Council identified eight DOLA Strategies and one Council-initiated strategy for Centennial to explore further. These included strategies that the public frequently asks about (such as potentially allowing accessory dwelling units or requiring developers to include affordable housing) and some that are less commonly in the public view.

In the following table, *Selected Innovative Housing Strategies*, the strategies have been grouped by category based on where or how the strategy would need to be incorporated into current City functions. Even though some categories include multiple strategies, all of the strategies were considered on an individual basis and not in comparison to other strategies in the same category.

Selected Innovative Housing Strategies		
Category	Strategies	
Remove Procedural Barriers and Reduce Costs Current City Function: Land Development Code Administration	Expedited development review for affordable housing	Expedited development review for converting underutilized commercial/office property to housing
	Subsidize or reduce development fees for affordable housing	
New Allowances and Requirements Current City Function: Land Development Code Regulations	Establish a density bonus program	Authorize Accessory Dwelling Units (ADUs)
	Implement an inclusionary zoning policy	
Funding Mechanisms Current City Functions: City Budget, Partner Agencies, Potential New Function	Create a land donation or land banking program	Establish a dedicated funding source to subsidize infrastructure costs
	Incentivize current landlords to lower prices of existing units	

3: Strategy Review and Input

Between June 2022 and November 2022, each strategy was vetted by community members, stakeholders, the Working Group, and decision makers. This section provides an overview of how each group undertook this task.

Working Group Review

The Working Group met monthly with Centennial Community Development Staff and the consultant team and a set of strategies were presented and discussed at each meeting. In preparation for Working Group meetings, members were provided with an information packet that included background information about each strategy and an overview of (then) current community input about the strategy. The Working Group also reviewed the creation of and responses to a developer survey that was undertaken on behalf of the Working Group to ask key questions about which strategies may have been found to be helpful by both affordable housing developers and market-rate housing developers. As a follow-up, Working Group invited a smaller group of developers to join the October meeting to participate in a more free-ranging discussion about the creation of affordable housing in Centennial. The Working Group meeting

presentations and anonymized responses to the housing developer survey can be found on the [City's website](#).

Working with the Planning Commission and City Council, the Working Group established a set of eight review criteria against which the individual strategies were compared and discussed.

Working Group Strategy Review Criteria		
Criteria		Key Questions
1	Centennial NEXT Implementation	Does this strategy support the implementation of the City's Comprehensive Plan?
2	Technical Feasibility	Can the City administer this strategy within existing processes, or will a specialized process be needed?
3	Administrative Feasibility	Can the City administer this strategy with existing staff or will specialized staff be needed?
4	Diversity and Equity Considerations	How will this strategy help implement Centennial's diversity and equity goals as identified in Centennial NEXT?
5	Impact	<ul style="list-style-type: none"> What are the circumstances where implementing this strategy will make a difference? How does the affordable housing development community view this approach?
6	Cost	<p>What are the anticipated "extraordinary" costs of implementing the strategy?</p> <p><i>*extraordinary is defined as in addition to the regular costs associated with new development or redevelopment as normally processed by the City</i></p>
7	Benefits	What are the benefits of implementing this strategy

Following discussion and exploration of each of the strategies, the Working Group agreed to the feedback summarized in the following table. There are some location and strategy combination options that may improve their long-term usability and success, and these will be explained in more detail at the November 14 City Council Workshop.

Centennial HSPD Working Group DOLA Strategy Review Criteria

Expedited Review Commercial Conversion	Expedited Review for Affordable Housing	Subsidize/Reduce Application Fees	Density Bonus Program	Inclusionary Zoning	Accessory Dwelling Units	Land Donation, Acquisition, Banking	Dedicated Funding for Infrastructure	Landlord Subsidies to Lower Rents
Options with Inclusionary Zoning								

Key: Positive or Yes  Caution or No  Neutral 

POLICY CONSIDERATIONS

Implements Centennial NEXT?									
Furthers Centennial NEXT Diversity and Equity Considerations?									




























FEASIBILITY

Technically Feasible with Current Programs?									
Administratively Feasible with Current Staff?									

COST TO CITY

Cost Burden to City - No Costs Beyond Standard Development Costs?									
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IMPACT

Can Impact the Development of Affordable Housing in Centennial?									
Will Likely be Effective in Creating Affordable Housing?									
Is There a Potential Benefit to Implementing This Strategy?									

General Public

Informal engagement opportunities for the community-at-large were offered both online and in-person throughout the Housing Study process to help educate the public about Centennial's Housing Needs, build awareness about potential strategies to address the community's needs, and seek input on the potential suitability of individual strategies in different areas of Centennial. Participation in these events and online activities is summarized below.

- 471 responses to 14 Online Questions of the Week (April through October 2022)
- 846 votes and comments at 11 in-person events
- Social Media: 30 Facebook Posts reached over 8,034 followers*
 - *Reach is the total number of people who saw the content.
- Social Media: 30 NextDoor posts totaled 60,688 impressions with neighbors*
 - Impressions are the number of times your content is displayed.
- Unique Pageviews to Housing webpage: 1,574
- Developer Surveys: Clarion reached out to 21 affordable and market rate housing developers and interviewed 10.

A compilation of community input received as part of the Housing Study process is provided in the Centennial Community Housing Strategies Report Appendix.

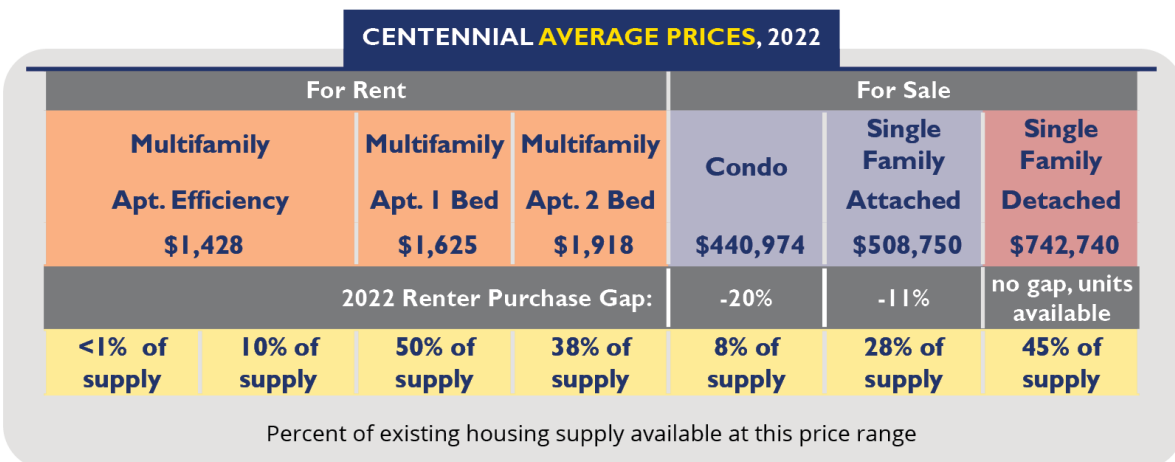
Elected and Appointed Officials

The project team provided updates to the City Council and Planning & Zoning Commission at key points during the process to keep elected and appointed officials informed about potential changes, to seek input on potential strategies, and explore housing goals. Joint work sessions were held on May 9, August 17, and October 26. City staff also provided brief updates on the Housing Study to both bodies at regular work sessions.






























Joint work sessions were structured to provide a summary of the Working Group's process and the community input to elected and appointed officials and allow them an opportunity to identify topics about which they would like more information and provide guidance about questions that could be directed back to the Working Group and community at large. Many elected and appointed officials also attended public outreach meetings to both talk to community members and observe the give-and-take between City staff and project participants.

4: Finding the Connections

To bring together an overview of the information collected and created for the Centennial Housing Strategy and Policy Development project, the Working Group and project staff and consultant team created the following graphics, intended to start identifying links between local housing needs and future housing construction.






















**DOLA STRATEGY IMPACT ON NEW CONSTRUCTION/
PRESERVATION OF EXISTING AFFORDABLE HOUSING**

Key: Positive  Neutral 	Multifamily	SF Attached + Condo	SF Detached
1. Expedited review for commercial conversion			
2. Expedited review for affordable housing			
3. Subsidize/reduce application fees			
4. Establish density bonus program			
5. Implement inclusionary zoning			
6. Authorize accessory dwelling units			
7. Create land donation, acquisition, or banking program			
8. Establish dedicated funding source for infrastructure			
9. Subsidies to landlords to lower rents			

5. Next Steps

Members of the Working Group, City Planning Staff, and the consultant team will present a summary of the work done to create this report and answer questions that City Council members may have about the process. City Council members will then have an opportunity to consider each of the strategies and make preliminary determinations about which strategies may be able to help Centennial move forward with preferred affordable housing approaches.

INNOVATIVE HOUSING STRATEGIES SUPPORT

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COMMUNITY FEEDBACK	Mixed 	Mixed 	Support  for City fees only 	Mixed 	Support 	Support 	Support 	Support 	Mixed 



Topics marked with an information symbol (blue i) will be explained in greater detail at the November 14 City Council Work Session.



Public Outreach Summary

NOVEMBER 6, 2022

About this report











From April through October of 2022, the Housing Team has held a series of workshops, meetings, presentations, and public events to collect public input on the planning process. The project website (www.centennialco.gov/Housing) was updated every other week with project information, background research, schedule, contact information, summaries of past event, links to projects materials, and opportunities for public feedback. To collect public feedback, the Housing Team issues a Question of the Week every other Friday that provides background information and asks respondents to comment on what could work in Centennial and any concerns or other ideas they may have. In addition to these virtual surveys, a Housing Booth at each Centennial Community Event has allowed in-person attendees to learn more about the project and comment on their level of support for the housing Strategies presented. Three Housing Workshops were held across the City, which are in-person public meetings with project team presentations, hands-on activities, opportunities to view and comment on project materials and interact with the project team.

Total Feedback Collected (through 11/6/22)

- 14 Online Questions of the Week (April through October 2022)
 - 471 total responses
- 8 Summer/Fall event booths and 3 Housing Needs Workshops
 - 846 votes and comments at events
- Social Media: 30 Facebook Posts reached over 8,034 followers*
 - **Reach is the total number of people who saw the content.*
- Social Media: 30 NextDoor posts totaled 60,688 impressions with neighbors*
 - *Impressions are the number of times your content is displayed.*
- Unique Pageviews to Housing webpage: 1,574
- Developer Surveys: Clarion reached out to 21 affordable and market rate housing developers and interviewed 10.

Summary of Findings

INNOVATIVE HOUSING STRATEGIES SUPPORT

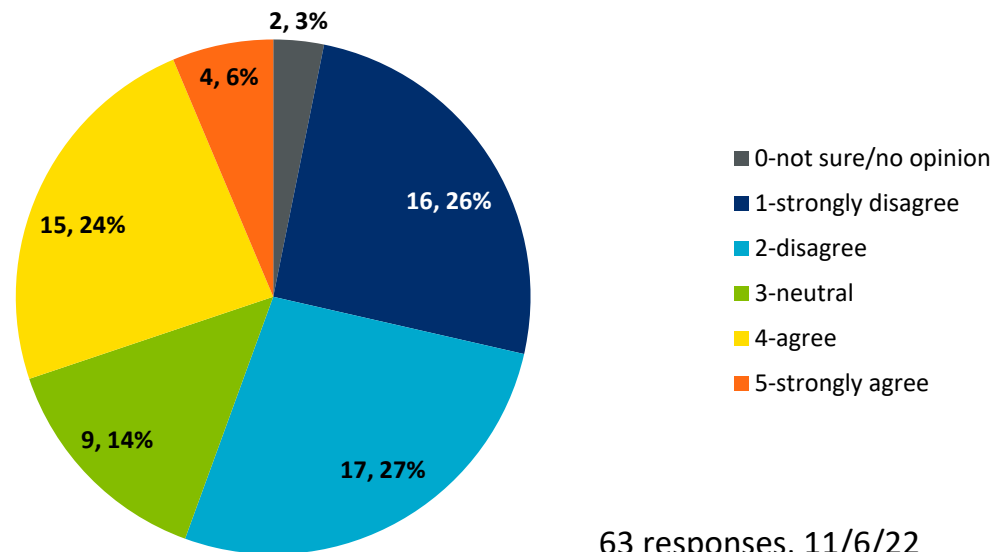
1 Remove Procedural Barriers and Reduce Costs (Land Development Code Administration)			2 New Allowances and Requirements (Land Development Code Regulations)			3 Funding Mechanisms (City Budget, Partner Agencies, Potential New Function)			
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COMMUNITY FEEDBACK	Mixed	Mixed	Support  for City fees only	Mixed	Support	Support	Support	Support	Mixed
									

General Housing Feedback

Overall Feedback

- Half of respondents disagree Centennial has for-sale housing that fits their income, needs and lifestyle.

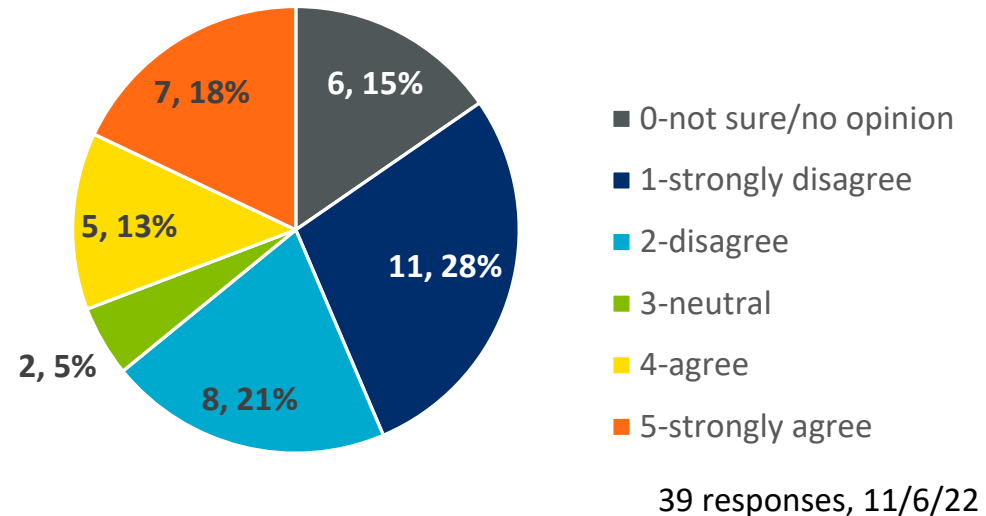
The City of Centennial has for-sale housing options that fit your income, needs, and lifestyle?



Overall Feedback

- Half of respondents disagree Centennial has for-rent housing that fits their income, needs and lifestyle.
- Fewer responses and more “not sure/no opinion” votes are reflective of the high home ownership rate in Centennial. Some commenters indicated they were not regularly tracking rental rates.

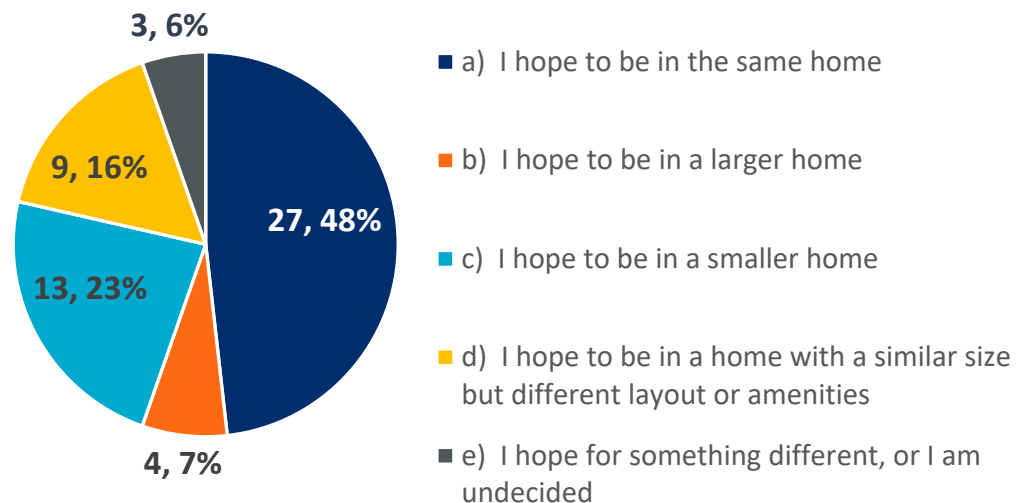
The City of Centennial has for-rent housing options that fit your income, needs, and lifestyle.



Overall Feedback

- Almost half of respondents wish to be in the same home in five years.
- Many comments highlighted the need of their homes to adapt as their abilities change throughout their lives.

When you think about your housing situation, where would you hope to be in five years?

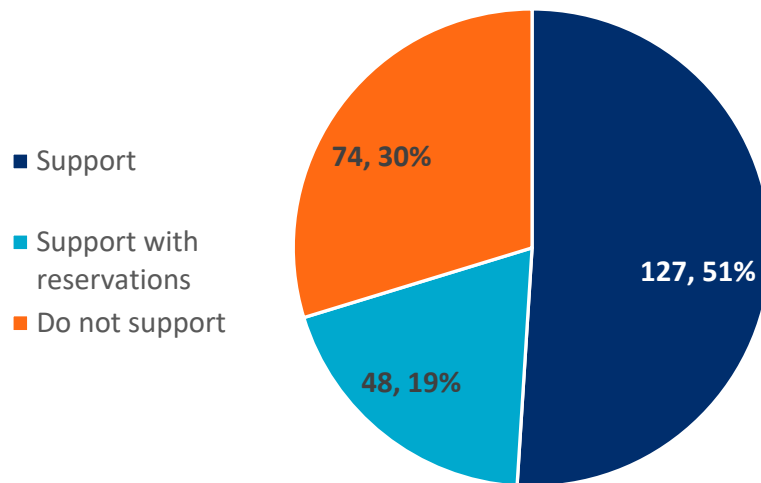


56 responses, 11/6/22

Accessory Dwelling Units

Overall Feedback

Would you be in favor of allowing accessory dwelling units in Centennial as a strategy to expand housing options?

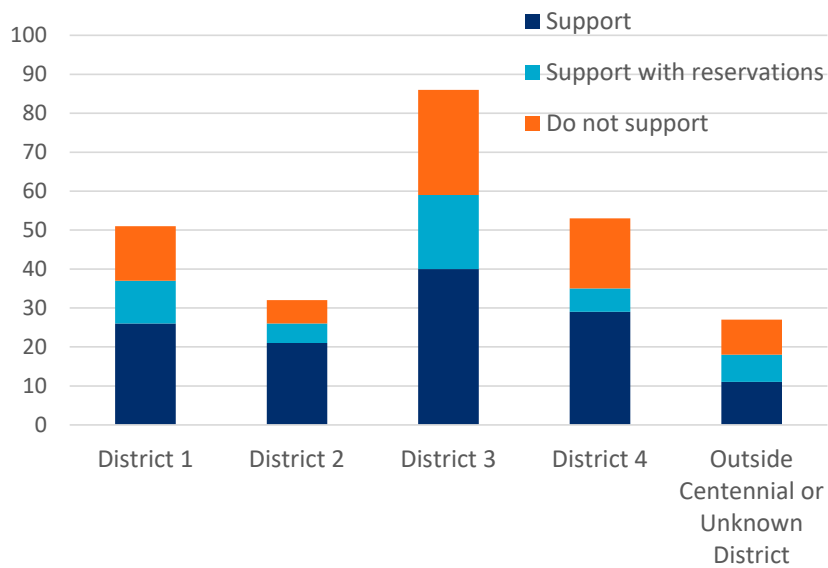


249 responses, 11/6/22

- Half of respondents strongly support ADUs.
- 70% support ADUs with some reservations, which are described in the next graphics.
- 30% of respondents do not support ADUs.

Feedback by district

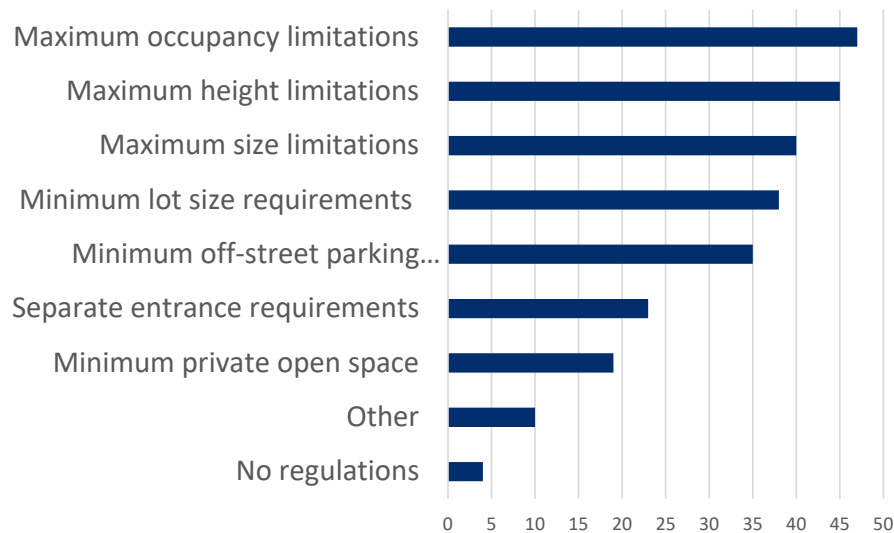
Would you be in favor of allowing accessory dwelling units in Centennial as a strategy to expand housing options?



- At least two-thirds of respondents in each district support allowing ADUs with reasonable regulations.
- Responses were most varied in District 3, which has a wide variety of housing types, from multi-family to large lots with livestock.

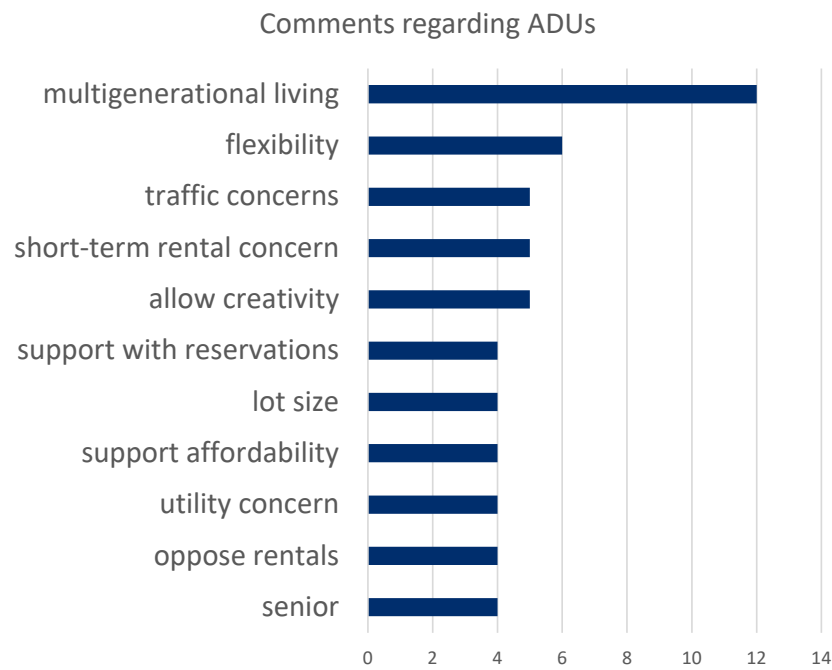
Details

Which of the following regulations do you think will be important to help ADUs fit into the community?
(Can select select multiple).



- Sixty-seven respondents to online surveys indicate the most important ways to regulate ADUs are with respect to occupancy limits, maximum height limits, and maximum size limits. (Respondents could select multiple options.)
- In comments across online and in-person events, the most common additional concerns mentioned were short-term rental concerns (5 people), traffic concerns (5 people) and setback requirements (3 people).

Comments



- Reflecting the numerical data, comments about ADUs were more likely to support than oppose ADUs.
- Commenters most frequently mentioned the benefit ADUs could offer to live in multigenerational households as the needs of their families change over time.
- Commenters encouraged allowing creativity by not putting too many regulations on ADUs.
- Concerns that were raised through comments include traffic, short-term rentals, and utility impacts.

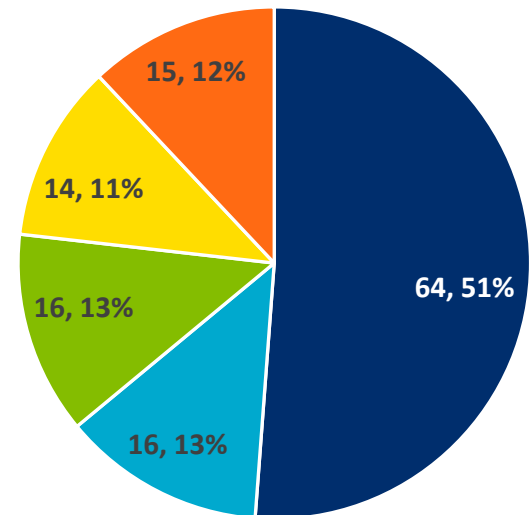
Inclusionary Zoning

Overall Feedback

- Half of respondents strongly support Inclusionary Zoning.
- 88% support Inclusionary Zoning in some circumstances.
- 12% do not support Inclusionary Zoning.

INCLUSIONARY ZONING: Do you support a program that requires some affordable housing units to be created in the following cases?

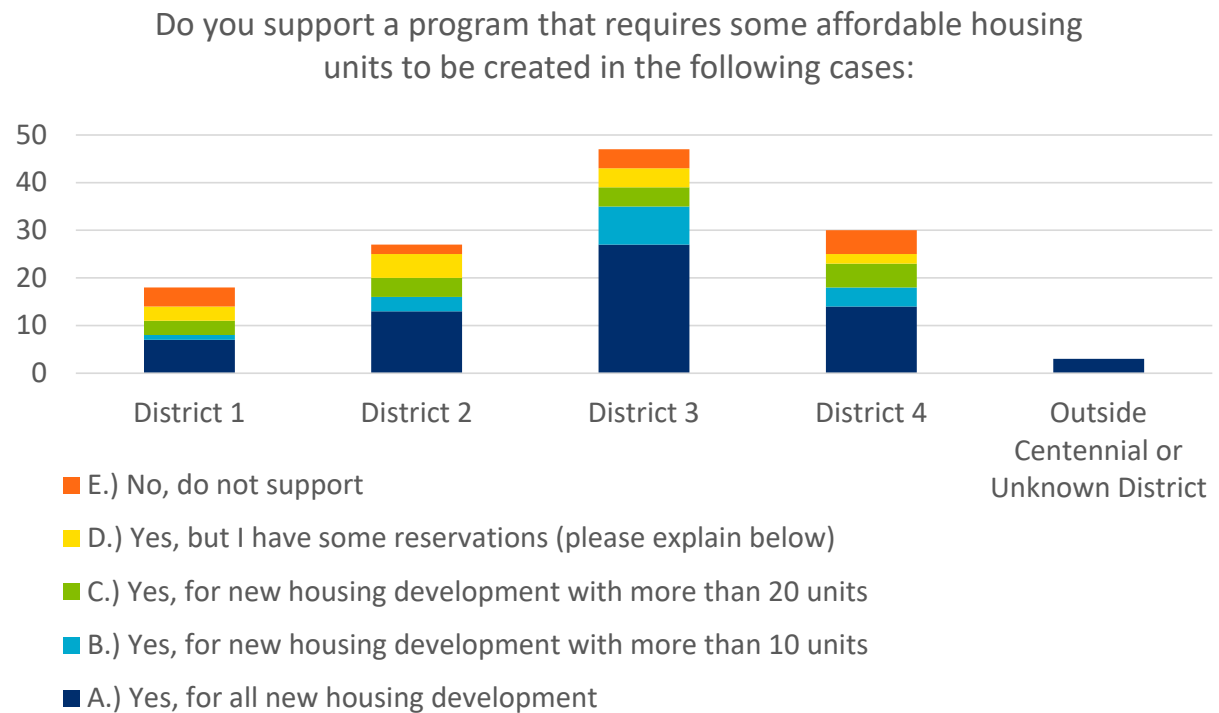
- A.) Yes, for all new housing development
- B.) Yes, for new housing development with more than 10 units
- C.) Yes, for new housing development with more than 20 units
- D.) Yes, but I have some reservations (please explain below)
- E.) No, do not support



125 responses, 11/6/22

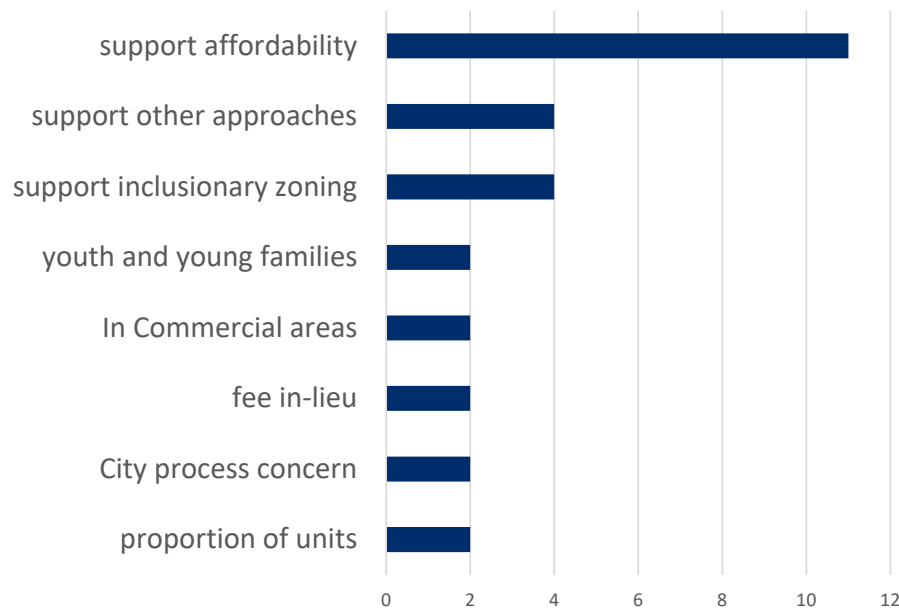
Feedback by district

- At least 75% of respondents in each district indicated some level of support for Inclusionary Zoning



Comments

In-person and online comments about Inclusionary Zoning



Note: Graph only shows categories with 2 or more comments

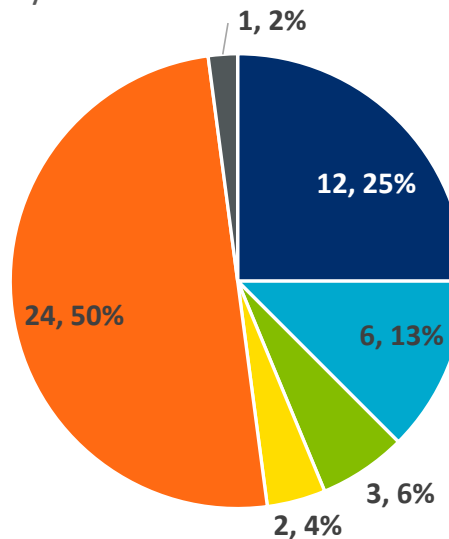
- Aligned with the numerical data, most comments on Inclusionary Zoning highlighted the need for more affordable housing in Centennial.
- Commenters highlighted the important nuances and inter-related pieces of inclusionary zoning regulations (for example, fees-in-lieu and proportion of units affordable).
- Some commenters preferred other approaches to create affordability, citing unintended consequences of inclusionary zoning, like reduced residential construction or increase in cost of market-rate units.
- Affordable housing developers working under Denver's new Inclusionary Zoning requirements indicate most projects are 200 or fewer units, resulting in 20 or fewer affordable units. Developers indicated it is challenging to get funding on this small scale.

Expedited Review

Overall Feedback

Should Centennial allow affordable residential developments that meet all of the zoning requirements to be considered administratively?

- A). Yes
- B). Yes, as long as the project meets all of the design requirements
- C). Yes, for small projects (fewer than 10 units)
- D). Yes, in certain circumstance (please describe below)
- E). No
- F). Not sure/no opinion

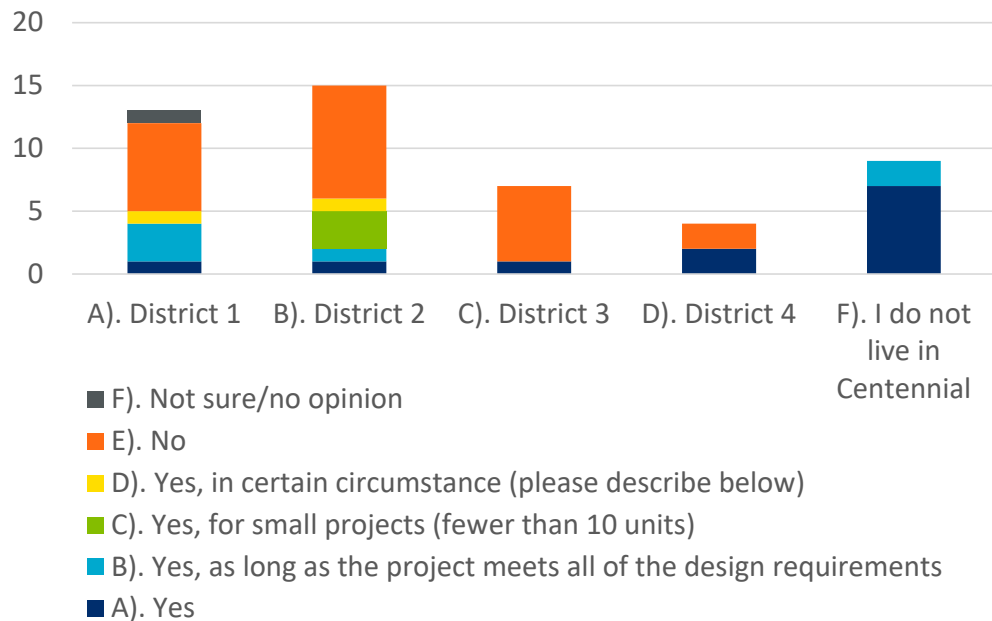


- 25% of respondents strongly supported administrative approval of affordable projects
- 48% of respondents supported administrative approval with some restrictions
- 50% of respondents did not support administrative approval.

48 responses, 11/6/22

Feedback by district

Should Centennial allow affordable residential developments that meet all of the zoning requirements to be considered administratively?

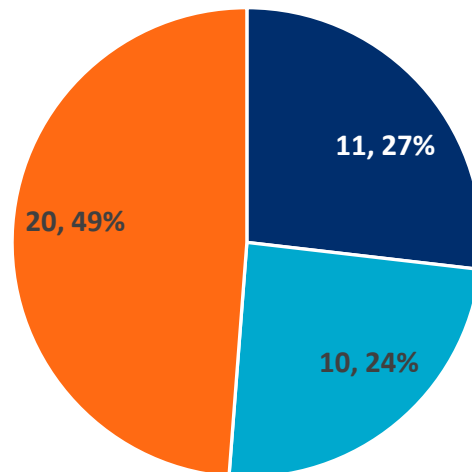


- Roughly 40% of respondents in Districts 1 and 2 considered expedited review appropriate in some instances.
- Support was lower in Districts 3 and 4.
- Support was strong from respondents who indicated they did not live in Centennial.
- Interviews with developers indicated approval process was a major barrier to affordable development, especially for affordable projects funded through grants and other funding with tight associated timelines.

Overall Feedback

Should Centennial create an option for expedited review of qualifying affordable residential developments?

- A). Yes
- Yes, in certain circumstances
- E). No

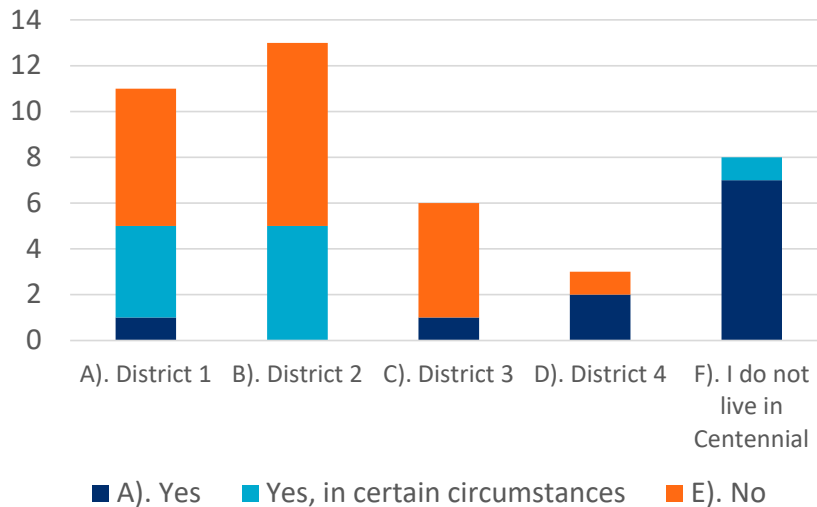


41 responses, 11/6/22

- 27% of respondents strongly supported expedited review of affordable projects
- 51% of respondents supported expedited review with some restrictions
- 49% of respondents did not support expedited review.

Overall Feedback

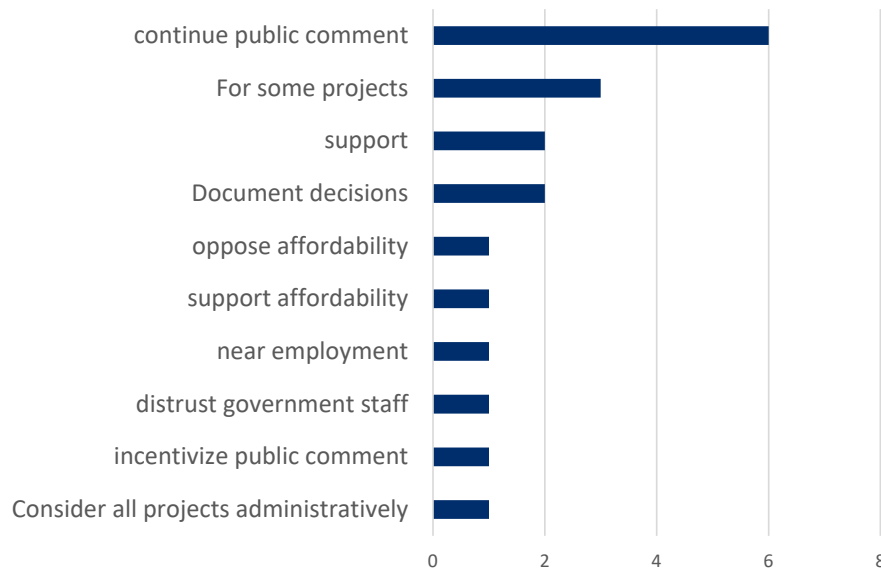
Should Centennial create an option for expedited review of qualifying affordable residential developments



- Expedited review had the lowest support in District 3 and the highest support from respondents who do not live in Centennial.
- Like administrative review, developers we interviewed indicated City processes, including review timelines, are a barrier to affordable development.

Comments

Comments regarding Expedited Review and Administrative Approval



- Comments related to expedited review and administrative approval frequently highlighted the value of public input.
- Some commenters highlighted expedited processes could be appropriate for certain types of projects, including ADUs and office/commercial re-use.
- Respondents indicated an administrative approval process, if adopted, should have clear criteria and document any decisions made.
- For affordable developers, process was the major barrier to building affordable housing. They said that grants, and other funding mechanisms, often had tight timelines associated with their usage. They also mentioned that the cost of holding onto land, the upfront fees required to pay architectural, engineering, and other services, and application/impact fees were often difficult early in the process.

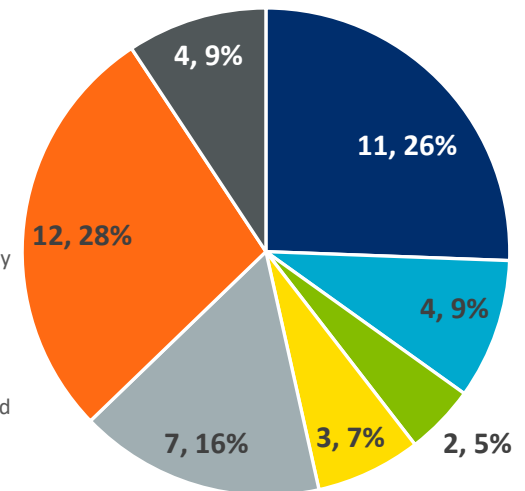
Bonus Density

Overall Feedback

- One-quarter of respondents strongly support bonus density.
- 47% support bonus density with some reservations.
- 28% do not support increasing density.

BONUS DENSITY: Should Centennial consider encouraging the creation of more residential construction by allowing projects to have "bonus density" in the form of extra height or extra building size?

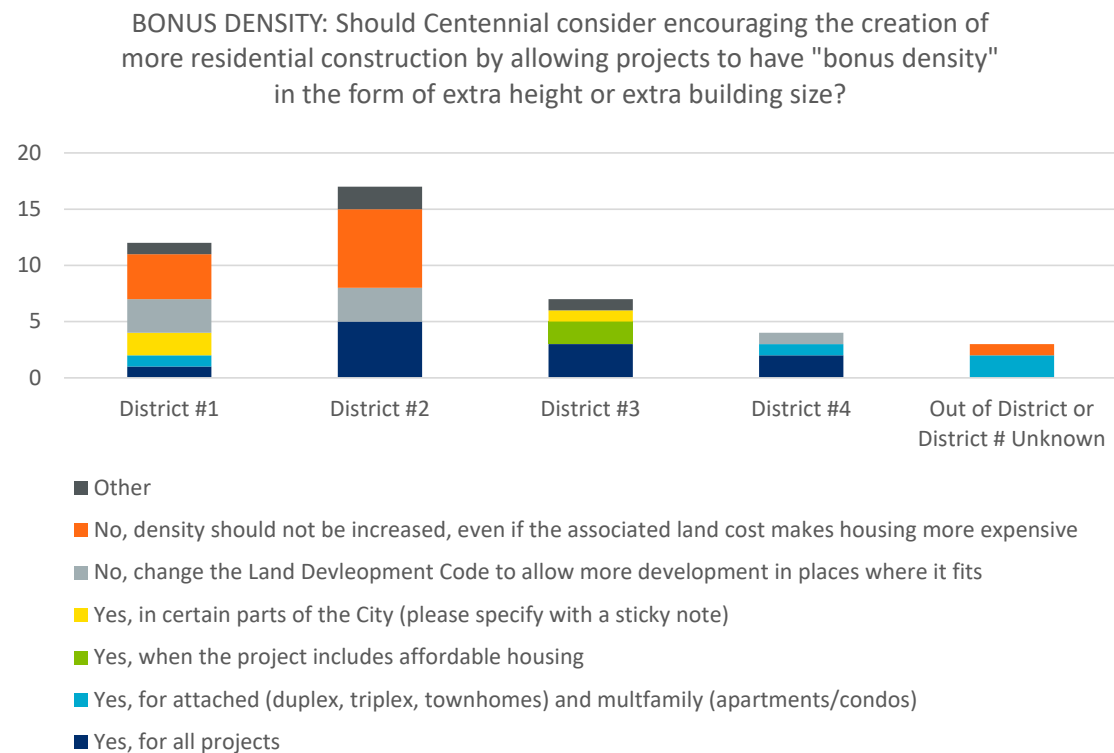
- Yes, for all projects
- Yes, for attached (duplex, triplex, townhomes) and multifamily (apartments/condos)
- Yes, when the project includes affordable housing
- Yes, in certain parts of the City (please specify with a sticky note)
- No, change the Land Development Code to allow more development in places where it fits
- No, density should not be increased, even if the associated land cost makes housing more expensive
- Other



43 responses, 11/6/22

Feedback by district

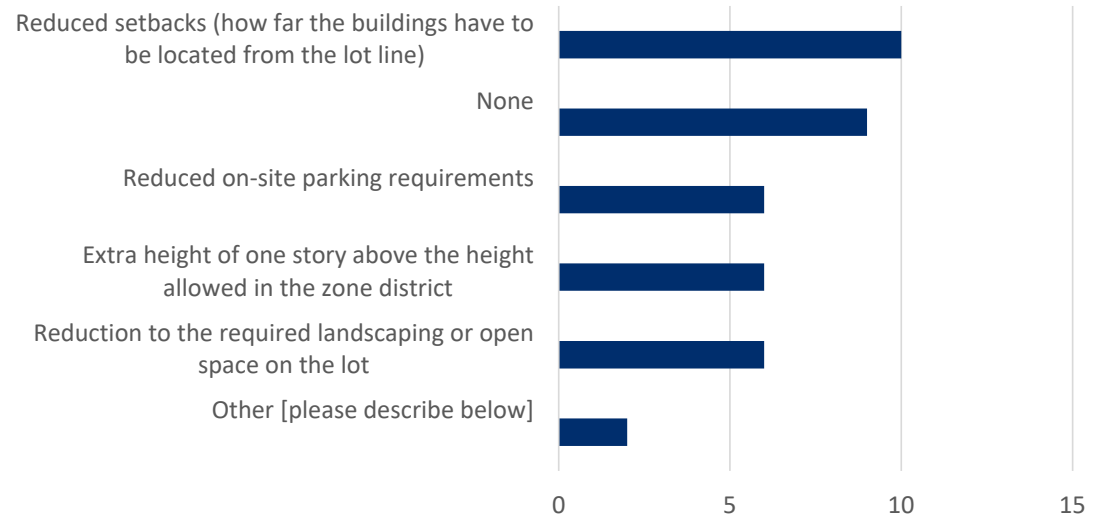
- District 3 had the highest support for bonus density, with 85% of respondents supporting a bonus in some circumstances.
- Commenters noted this might be appropriate in areas near I-25.



Details

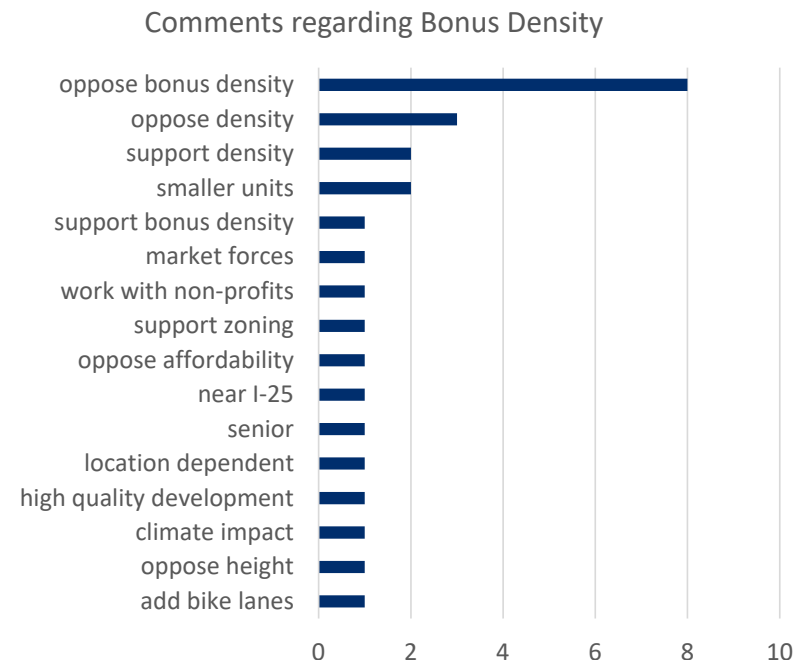
- When asked about specific ways to offer bonus density, the most common response favored reducing setbacks.

If a housing development provides affordable housing, should the project be provided any of the following bonuses to help add more building space and offset the cost of providing the affordable units?



Comments

- The most frequent comments were in opposition to bonus density or specific ways bonus density could be offered, such as parking requirement or landscape reductions.
- Two responses indicated they were comfortable with smaller unit sizes to increase density, rather than increasing the footprint or height of the building.
- Affordable housing developers did not feel density bonuses were essential to achieving affordable units while market rate developers found density bonuses would be helpful when paired with funding assistance.

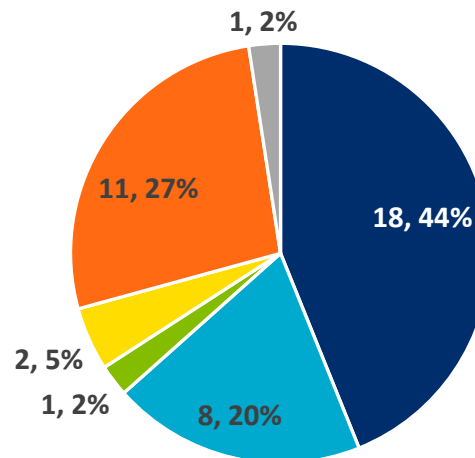


Land Bank

Overall Feedback

Should Centennial establish or partner with another organization to create a land bank with the authority to purchase (through voluntary sale from the property owner only) distressed properties?

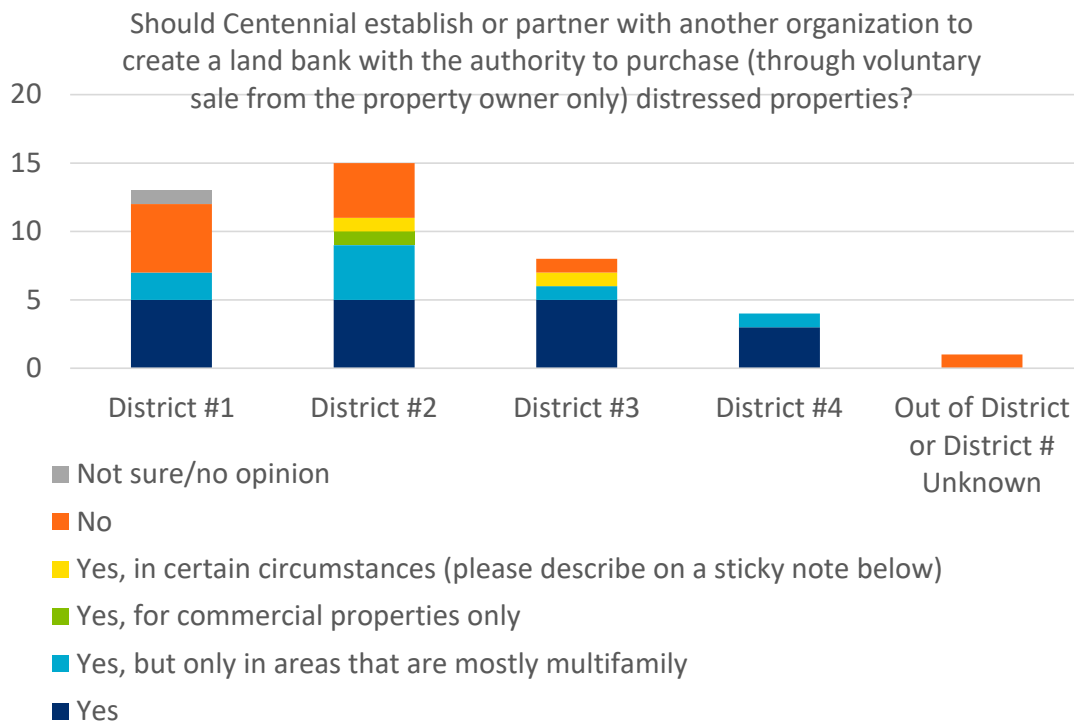
- Yes
- Yes, but only in areas that are mostly multifamily
- Yes, for commercial properties only
- Yes, in certain circumstances (please describe on a sticky note below)
- No
- Not sure/no opinion



- 44% of respondents strongly supported a land bank.
- 71% of respondents supported land banking with some restrictions
- 27% of respondents did not support land banking.

41 responses, 11/6/22

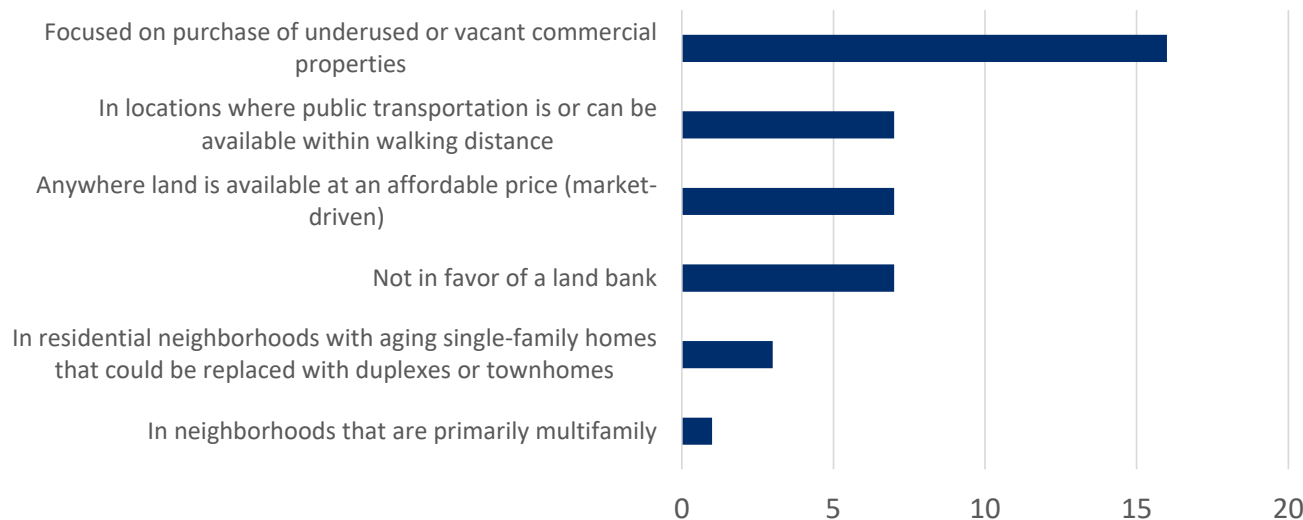
Feedback by district



- In most districts, more than 70% of respondents supported a land bank. The outlier is District 1, where 54% of respondents support a land bank.

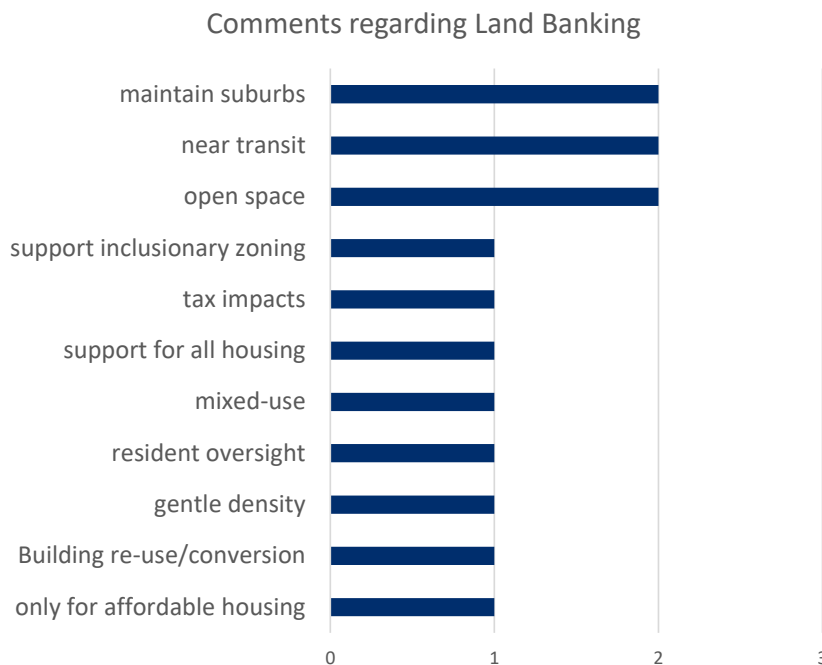
Details

Which of the following options do you think would be appropriate for land bank purchase (though voluntary sale from the property owner only) to eventually create long-term affordable housing redevelopment opportunities?



- When asked which locations would be the best target for land banking, respondents frequently highlighted vacant and underused commercial properties.
- Locations near public transit and affordably priced locations were favored over residential neighborhoods.

Comments



- Two commenters highlighted maintaining the feel of established neighborhoods.
- Two commenters indicated land banking would work best near transit.
- Two commenters highlighted a desire for land to be purchased for public open space.
- In interviews, affordable developers indicated buying low-cost land from a city, or even buying it at market prices but having time to get their funding together, is very helpful.

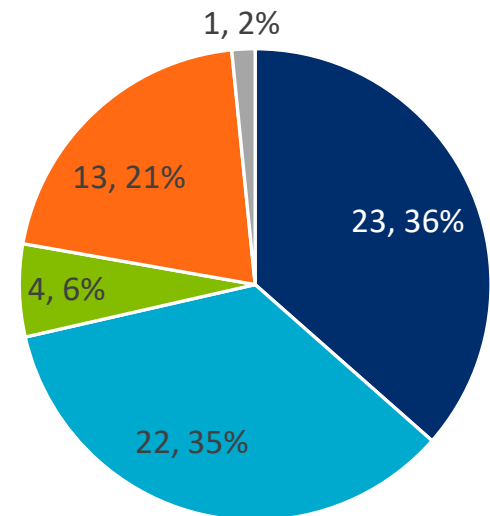
Subsidize or Reduce Fees

Overall Feedback

- 36% of respondents strongly support reducing City fees for affordable developments.
- 77% support reducing City fees for developments that are entirely affordable.
- 21% do not support reducing City fees.

Should Centennial help defray costs of submitting an affordable housing development project for City review by reducing application fees that are charged by the City?

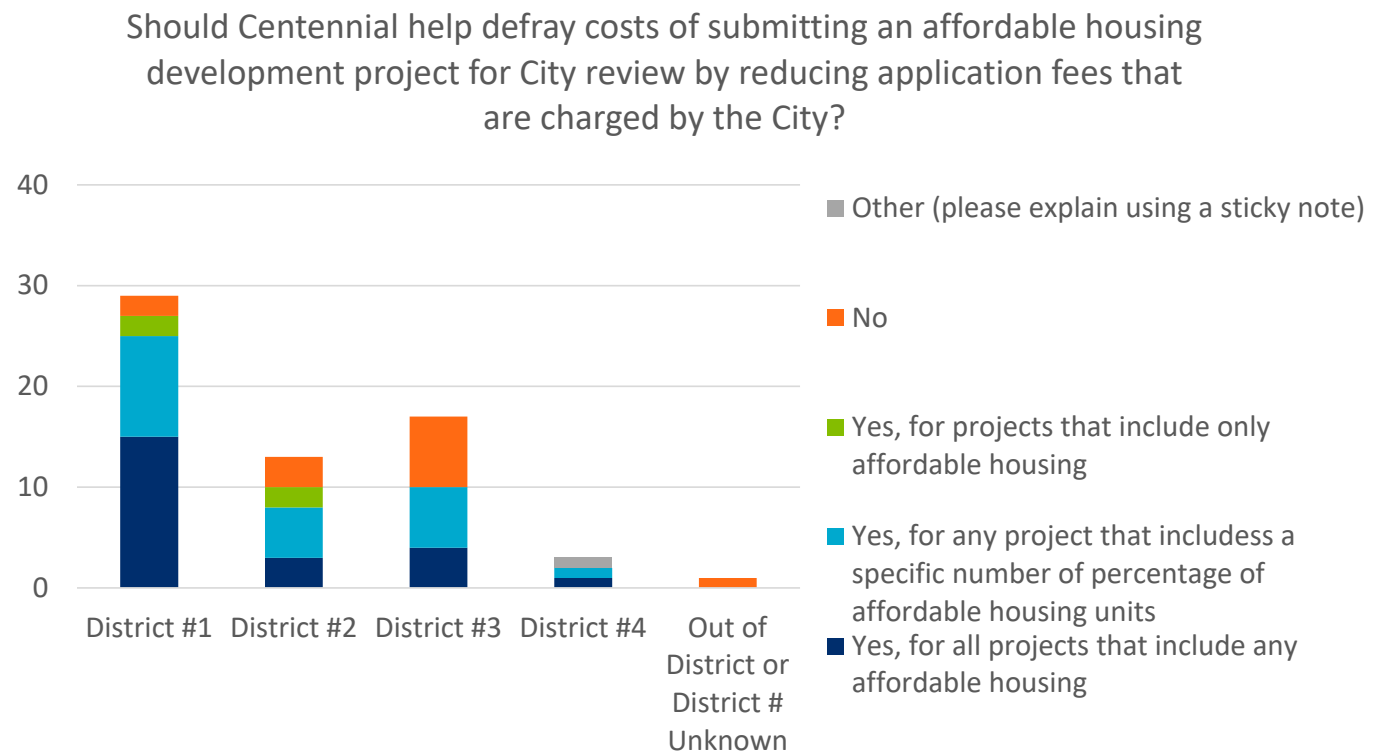
- Yes, for all projects that include any affordable housing
- Yes, for any project that includes a specific number of percentage of affordable housing units
- Yes, for projects that include only affordable housing
- No
- Other (please explain using a sticky note)



63 responses, 11/6/22

Feedback by district

- District 1 has the highest support for subsidizing or reducing City fees for affordable developments, around 93%. In District 3, reducing City fees is supported by 59% of respondents.

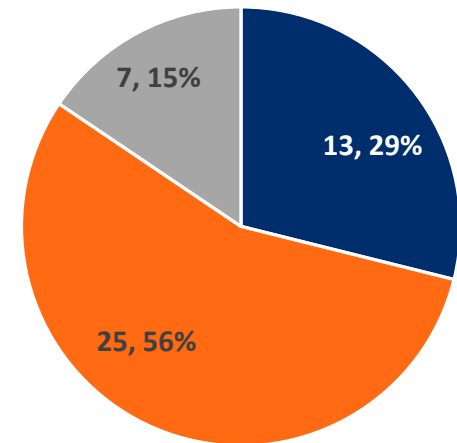


Details

- Respondents generally do not support the City subsidizing fees from outside agencies.
- Support for subsidizing outside agency fees was highest in District 1 (35%).

Should Centennial help defray some of the cost of application fees charged by agencies outside of the City by providing City funding for the applicant?

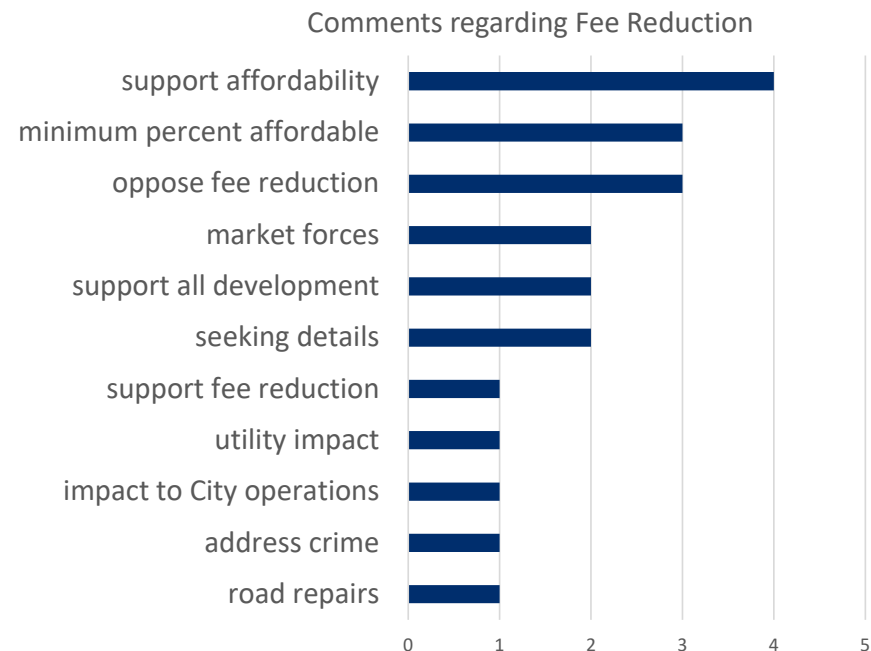
- Yes, Centennial should help pay for fees from agencies outside the City
- No, Centennial should not help pay for fees from agencies outside of the City
- Not sure/no opinion



46 responses, 11/6/22

Comments

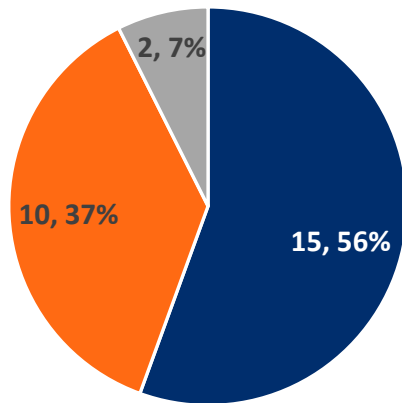
- Comments were generally in favor of reducing City fees to create affordability.
- Three comments highlighted 25% as the minimum proportion of units that should be available to qualify.
- Some comments highlighted reducing fees for all development to incentivize all housing construction.
- In interviews, affordable housing developers indicated fees often total 3-5% of project costs, and a little funding can be leveraged into a lot of good.



Infrastructure Funding and Flexibility

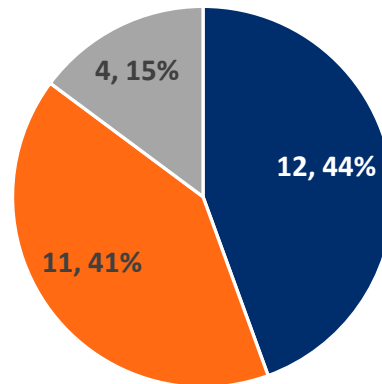
Overall Feedback

INFRASTRUCTURE FUNDING: Should Centennial explore funding options for affordable housing project infrastructure?



■ Yes ■ No ■ Other

Should the City consider flexible infrastructure options?

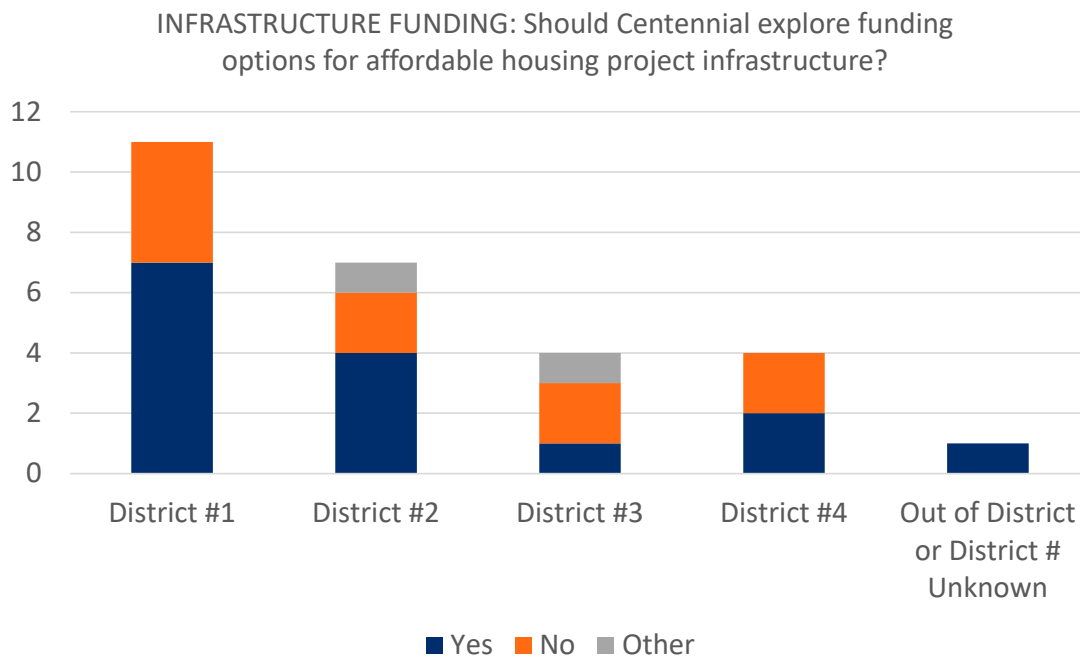


■ Yes ■ No ■ Not sure/No opinion

- Respondents leaned slightly toward support for infrastructure funding and flexible infrastructure requirements.

27 responses, 11/6/22

Feedback by district

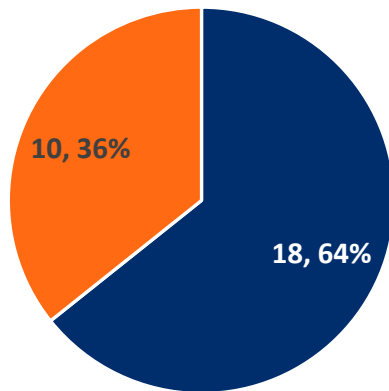


- Fourteen comments have been received about this strategy. They ask for affordable ownership opportunities and highlight areas the City can help with flexibility, like multimodal transportation.

Rental Assistance

Overall Feedback

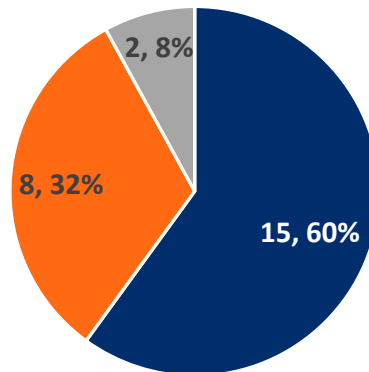
RENTAL ASSISTANCE: Should Centennial create a Rental Assistance Program?



■ Yes ■ No

28 responses, 11/6/22

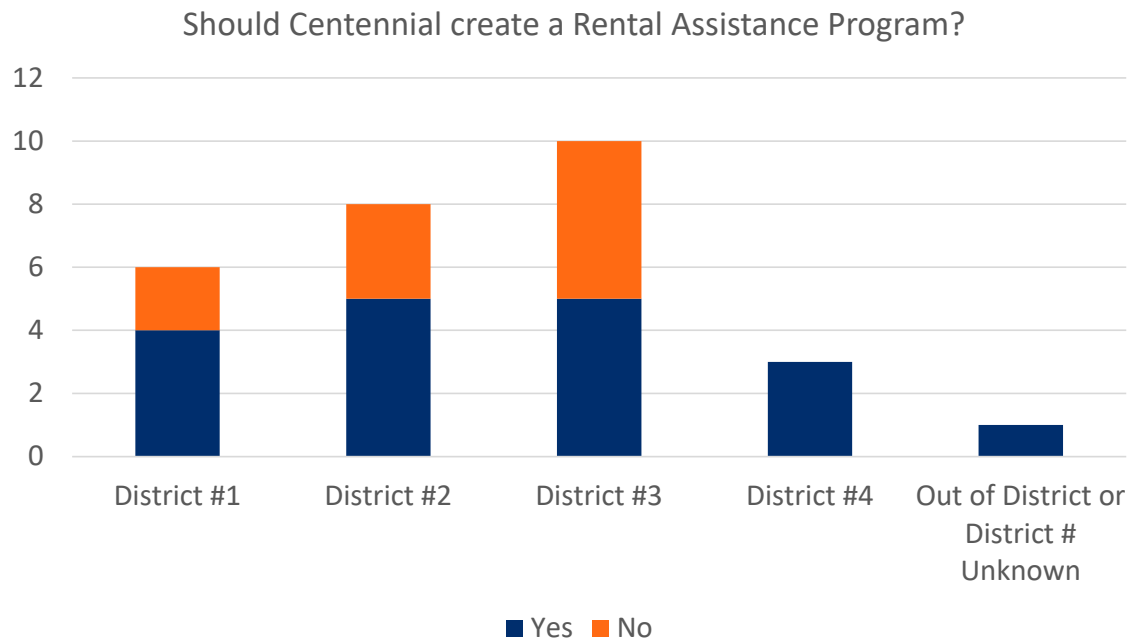
Should Centennial create a Rental Assistance Information Program?



■ Yes ■ No ■ Not sure/No opinion

- Respondents generally supported creating a rental assistance fund and creating a rental assistance information program.

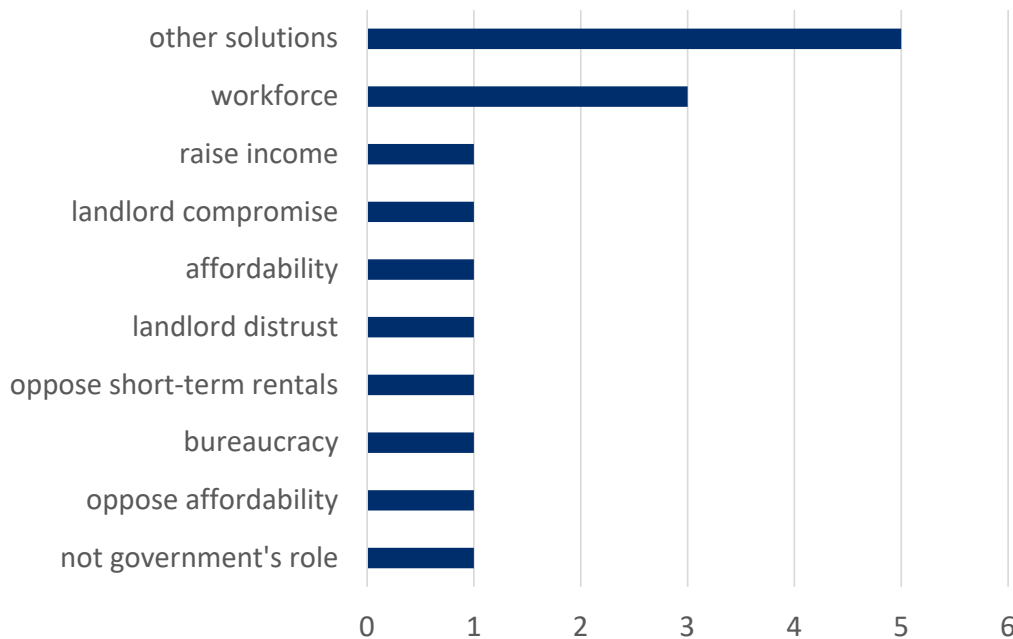
Feedback by District



- Support was lowest in District 3, where 50% of responses supported a rental assistance program.

Comments











Rental Assistance Comments



- Comments frequently highlighted a need to implement this in conjunction with other, longer-term solutions
- Three comments highlighted tying housing to the needs of the workforce in Centennial

Summary of Findings

INNOVATIVE HOUSING STRATEGIES SUPPORT

1 Remove Procedural Barriers and Reduce Costs (Land Development Code Administration)									2 New Allowances and Requirements (Land Development Code Regulations)			3 Funding Mechanisms (City Budget, Partner Agencies, Potential New Function)		
STRATEGY	Expedited development review for affordable housing	Expedited development review for converting underutilized commercial/office property to housing	Subsidize or reduce development fees for affordable housing	Establish a density bonus program	Implement an inclusionary zoning policy	Authorize Accessory Dwelling Units (ADUs)	Create a land donation or land banking program	Incentivize current landlords to lower prices of existing units	Establish a dedicated funding source to subsidize infrastructure costs					
COMMUNITY FEEDBACK	Mixed	Mixed	Support  for City fees only	Mixed	Support	Support	Support	Support	Mixed					
														



Housing Comments

This document contains public comments received through multiple methods from January 2022-November 6, 2022.

For more information,
Visit: www.centennialco.gov/housing
or email: housing@centennialco.gov

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Question of the Week #1

For-Sale Housing

The following comments were submitted in response to our first "Question of the week." This question opened the week of April 18, 2022.

This question asked whether participants agreed with the following: "The City of Centennial has **for-sale** housing options that meet your income, needs, and lifestyle."

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
2	Less apartments and more options for people to buy in the community. Owners are going to have more at stake than someone looking for the cheapest rent for a few years.	ownership
3	Mix of housing options / types	mix of housing types
4	Condos in walkable areas (near shopping, trails, library) and townhouses that own the land they sit on and are not part of an HOA, also walkable.	mix of housing types
5	Housing prices are outrageous. Even though I can get a great price for my house, I still couldn't afford to buy the house I want.	affordability
6	I make a good salary, but I couldn't afford to purchase ANY house, condo, or townhome in Centennial. The city doesn't have affordable housing because there are too many people with the NIMBY mentality.	affordability
7	Centennial needs more rentals, more of a mix of housing at different price points and much more affordable housing, including low income housing options	rentals
8	My parents are elderly & I'd like to have an ADU in the backyard to be close but not live with them.	ADU
9	We are stuck in our house because if we sell it we would only be able to buy another suitable house of equal value. Our loan payment would go up a lot and we could not afford it. This has been true for about ten years. We need a house with bathroom and at least 1 bedroom on the main floor because of periodic disabilities. Obviously we need more low rent housing for seniors and others and housing for homeless folks.	affordability
10	What do you mean by "for sale housing options"? A definition / explanation is required!	question
11	We are newly retired, have good retirement income but still, if we had to move now, we would be lucky to find anything to fit our income and future aging needs. I don't even think this is an opinion -- I think this is a statistical fact. There are local realtors who have this information, so it is not like a big secret. If you look at the available housing in level entry and ranch or first floor bedroom homes that exist, it is probably in the single digits as part of the housing inventory. If you look at the turnover in any of these units, at any price level, it is probably less than one per cent. That is one problem -- suitable housing just doesn't exist. Another problem, for everyone, not just seniors, is the cost. Spoke to two women last week who had bought new homes (new to them) and the one said she had like 5 minutes in the house and was told she had to make offer as there were already other offers on it. In order to have the winning bid, she paid \$120k over asking price and the full purchase in cash. The other woman said that they paid \$130k over their house's asking price and the full purchase in cash. How are most people going to be able to compete in this market? That said, if there are not places suitable for seniors, there are not places suitable for handicapped, either. As far as needs, transportation is a big problem as there is no service to get to doctors, shopping. If you do not have a private car, forget it. Many discussions with neighbors about moving. Housing challenges on top of property crime, traffic, even getting reliable and affordable trash pickup, make the city not so appealing. The city should take care of trash and recycling as that is a need of residents. The current non-system is chaos.	seniors
12	Small single family homes or townhomes for young families.	townhomes and small single family
13	more duplexes, townhouses, multifamily, quads, more walkable housing	mix of housing types

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
15	My husband and I both work and make a good living and if we had to move and buy another home we fortunately would be able to, although we wouldn't want to right now in this highly priced market. The overinflated market in the Denver metro area and in the city of Centennial make it hard for average working class person, single mom, etc. to afford a home here in Centennial and the Denver metro area. The city of Centennial it's a great city and we enjoy living here very much	affordability
16	Duh	
18	No one hardly has any affordable housing to buy in Colorado currently, not houses, condos or townhomes.	affordability
19	Only because we bought a house 9 years ago. No way we could afford what people are paying now. We need more affordable housing options and also properties that seniors can afford to downsize, (ranch condos, etc,	seniors
20	New homes not in a HOA the city should require certain % of new homes are not in an association	non-HOA
21	I assume this question is going to people that already live in Centennial. If they already reside in Centennial then they do have housing that generally fits their income, needs, and lifestyle. The truth is that when anyone goes looking for housing they must ALWAYS compromise something, be it cost, taxes, location, commute, school district, square footage, number of bedrooms or bathrooms, garage space, outdoor space, noise, crime, and/or condition of the property. My husband and I can not find for-sale housing in Centennial that precisely fits our income, needs, and lifestyle, so we stay in our current home that generally works. Our lifestyle is very specific: I love to garden organically, my husband loves to play his guitar, and we both love watching birds and wildlife in our yard. Our lifestyle/hobbies would be best matched with an acre of land with mature trees and a nearby flowing creek. The larger lot could protect us from drifting pesticides and protect our neighbors from drifting music or guitar practice. On that lot we need a safe, small, 2 bedroom, energy efficient, excellent quality home with a detached music studio ----all for a purchase price of \$800,000. Not going to happen today in Centennial. Similarly, an older retired unemployed person who lives on only a small SS income might not be able to move into Centennial. OR a single mother who only makes \$15 an hour is probably never going to afford a three bedroom home with a large backyard for her three kids in Centennial. Or, a single, unemployed addict is never going to be able to afford a studio apartment in Centennial. Those people need to be realistic and partner with someone (spouse, family, roommates, employer) that has adequate income. OR they need to improve their own income (more child support, a better paying job, a second job) OR they need to move to another city OR they need to get sober and employed. If I was to suggest additional housing, it would be for carefully planned communities of high quality townhomes and/or very small, high quality, single family homes all with sustainable landscaping and integrated parks and trails.	compromise

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
22	cost for any type of housing is out of reach. Would like to downsize but the options are sorely lacking. keep building rental housing with rents that are not affordable, but no reasonably priced for sale housing	affordability
23	<p>I assume this question is going to people that already live in Centennial. If they already reside in Centennial they have housing that generally fits their income, needs, and lifestyle. The truth is that when anyone goes looking for housing they must ALWAYS compromise something, be it cost, taxes, location, commute, school district, square footage, number of bedrooms or bathrooms, garage space, outdoor space, noise, crime, and/or condition of the property.</p> <p>My husband and I can not find for-sale housing in Centennial that precisely fits our income, needs, and lifestyle, so we stay in our current home that generally works. Our lifestyle is very specific: I love to garden organically, my husband loves to play his guitar, and we both love watching birds and wildlife in our yard. Our lifestyle/hobbies would be best matched with an acre of land with mature trees and a nearby flowing creek. The larger lot could protect us from drifting pesticides and protect our neighbors from drifting music or guitar practice. On that lot we need a safe, small, 2 bedroom, energy efficient, excellent quality home with a detached music studio ----all for a purchase price of \$800,000. Not going to happen today in Centennial.</p> <p>Similarly, an older retired unemployed person who lives on only social security will not be able to rent or buy in Centennial. OR a single mother who only makes \$15 an hour is probably never going to afford a three bedroom home with a large backyard for her three kids in Centennial. Or, a single, unemployed addict is never going to be able to afford a studio apartment in Centennial. Those people need to be realistic and partner with someone (spouse, family, roommates, employer). OR they need to improve their own income (more child support, a better paying job, a second job) OR they need to move to another city OR they need to get sober and employed.</p> <p>If I was to suggest additional housing, it would be for carefully planned communities of high quality townhomes and/or very small, high quality, single family homes all with sustainable landscaping and integrated parks and trails.</p>	townhomes and small single family
24	Bought my house in centennial in 2020. I could afford it fine. If i bought it today i am not sure if i could afford it. That's ridiculous. I have no issue with the types of housing going up. It's all very tasteful. Only complaint could be we need more open spaces. Houses are so close together.	affordability
25	Like it or not, Centennial is in dire need of "affordable" housing. In addition to high-end apartments at Southglenn, a section of the development should be designated for low-income residents. Otherwise, we will have a burgeoning homeless population in the near future. Wages have simply not kept up with housing costs and that is not going to change. Basic housing is a necessity for any city. Address it now!	inclusionary zoning
27	I've lived here for over 20 years - no plans to move. I don't even know what housing is available - everything in metro Denver is super high priced.	affordability
28	More townhomes and patio homes	townhomes and small single family

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
29	Please stop allowing the development of low-quality, high-density, mid-rise apartments and/or condos!! It's terrible for traffic, trash and debris, congestion, schools, crime etc etc. There are already too many.	oppose density
30	<p>My husband and I own a house in the Southglenn neighborhood. We bought the house on dual income and refinanced so we could pay our mortgage one 1 income (my husband's) in part so I could stay home with a baby when the time came (which is now). With our growing family, if my husband and I ever wanted to move to a larger house, I'm not sure we could afford a larger house with the growing prices of homes in the Centennial area. This is a little concerning that if we wanted to still live in Centennial, I'm not sure we would be able to find a home.</p> <p>I would love for there to be more affordable housing options for families who moved out of Colorado and would like to move back who may not make as much. My sister and her family currently live in Ohio on a pastor's salary. I don't believe that they would be able to live in Centennial on the current salary they have, even if they sold their house. I would love to see affordable housing in the form of apartments, condos, and houses.</p> <p>With growing homelessness and surrounding areas, especially Littleton and Englewood, it would be great if there were options for businesses or churches to build areas where homeless people could stay.</p>	affordability
31	Most of Centennial was already built before it became a city. Please do not add high density housing to an area not designed for it. I am beginning to find out after 20 years the city that the voters voted for has become the city not for the voters but for the developers.	oppose density
32	Housing prices are out of reach for middle income families. If we had not bought when we did, we could not now afford to live here.	affordability
33	Would prefer more larger lot parcels to allow for horses.	livestock
34	If I move, I don't want to live in an HOA again. Yet, I don't know of neighborhoods where there are suitable houses where people take reasonable care of them and there is low crime.	non-HOA
36	I own a house here. If I tried to buy a home today-I would not be able to afford it. I know that's great if I were to sell, but where would I go? But I don't want more apartments. Traffic is horrible. Cramming more people in this area and those huge apartment/biz building over by ikea will make it worse. Then I'll move probably. Out of Colorado. We need a no camping law like Aurora has.	affordability
38	Lived here 40 years and it works great for me. I wonder if it works for younger people?	youth and young families
39	I would like to see more condominiums and townhouses with nice decks in a decent amount of green space. I don't think adding apartments at the streets of Southglenn is very beneficial to a lot of the people of Centennial. The population is aging and folks would like to downsize, but still own their property.	townhomes and small single family
41	More affordable houses	affordability

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
50	<p>Co-op buildings like NYC has. The resident owns a share of the whole building or development. They cannot sell for a profit. This would mean that young families could buy in our community without having to take on massive debt.</p> <p>Public housing should follow this model and have services available - because everyone needs help at some point in their lives. It would also be a good way for people who have lived unsheltered to be welcomed back into the land of the living.</p> <p>Ideally it would be walkable and have a central business district with a mini-mart and a dinner.</p> <p>Also, I'd like to see earth-berms used to break town fires like Superior had.</p>	co-op
51	Accessory dwelling units that allow people to stay in their property and rent out the adu or vise versa. I'd like to offer one to my kid - he'll never be able to afford a house at these prices.	ADU
53	Would like to see ranch-style townhomes or 3 story condos. No more 5-story (or higher) buildings like Southglenn.	townhomes and small single family
54	more low-rise condominiums with more bedrooms	apartments and condos
55	There is no affordable housing in Colorado right now for a single parent with a young adult son with a disability. Getting qualified for a loan isn't even the problem. It's getting out bid (by a lot) on everything you try for that's the problem.	affordability
56	I'm an empty nester seeking less square footage and yard responsibilities. It's single family or apartment living. There's no creative, quality neighborhood options with a mix of housing types. Also first floor master bedroom.	mix of housing types
57	We need to provide some additional multi unit housing for working class and the unhoused.	affordability
59	<p>Of these samples, for the sake of discussion-</p> <p>"Centennial needs more rentals, more of a mix of housing at different price points and much more affordable housing, including low income housing options."</p> <p>No, we don't. Centennial does not need to become Aurora.</p> <p>"Less apartments and more options for people to buy in the community. Owners are going to have more at stake than someone looking for the cheapest rent for a few years.</p> <p>This is probably among the best reasons to limit rental and multi-family units which usually become rentals.</p>	ownership
60	More large lots with one single family home. Keep the density low.	oppose density
61	Centennial needs to offer housing at different price points to give young professional or first-time home buyers the chance for home ownership. Right now it seems like the choices are either apartment/rental or (expensive) single family home. We need more options like condos or town homes.	mix of housing types
62	A single-family home that I can afford, less than \$500 K	affordability

Receipt Number	Please expand on your response below. Are there types of housing you would like to see more (or less) of in Centennial?	Comment Category
63	I agree with those who wonder why the City would possibly want to accommodate more (less committed) renters and/or buyers. What is the benefit to the City from providing less than high-end housing to more residents, and costing the City more in infrastructure support and services? What am I missing?	oppose affordability
64	The housing in Centennial attract families, this helps our schools and growth in our community.	youth and young families
65	Accessible and affordable homes that can be owned not just rented. Builders cannot fix the supply and demand issue by building faster. However limits on how much rent can be charged and increased could allow first time buyers to save money to be able to put more money down and start building equity. Home owners contribute more to the community over time than renters that are stretched financially to the max.	ownership
66	Seniors don't have any place affordable to go to.	seniors
67	all of Colorado needs more affordable housing options	affordability
69	Single family housing in Centennial is not affordable. New housing being built (e.g. multi-family at SouthGlenn) will likely not be affordable as much of the multi-family housing does not seem affordable at present. I'm not sure the issue is type of housing, it seems to be the price of housing.	affordability
70	Centennial needs more for sale condos/townhomes which are starter homes that help build equity for the owners. Just building more apartments isn't the answer. Especially when the incentive for a builder to include affordable units gives them more density and height - both things that are concerns for current residents. Don't promote a "us against them" by forcing too much at one time.	townhomes and small single family
71	Currently, yes, however Centennial lacks homes that are reasonably sized and highly valued by a wide demographic of residents. Two perhaps three bedroom/den, 1.5 or 2 bath, one story or master and laundry on the main AND in a well kept neighborhood. These homes are attractive to couples, families and singles. Would like more of these. Less of three or four story jammed in row homes with minimal square feet per floor (example: 1500 square feet on three levels). These are unappealing to many.	seniors
72	Centennial should work on more affordable housing especially for the first time home buyers and for senior's to be able to downgrade. If you can't afford your housing options, the needs and lifestyle will not matter.	affordability
74	Many of the houses for sale are unaffordable for first time buyers even with the on average higher income compared to surrounding communities. Young couples are disillusioned with transitioning from renting to ownership within Centennial, let alone starting a family and putting down roots.	youth and young families

Question of the Week #2

For-Rent Housing

The following comments were submitted in response to our second "Question of the week." This question opened the week of May 2, 2022.

This question asked whether participants agreed with the following: "The City of Centennial has **for-rent** housing options that meet your income, needs, and lifestyle."

Receipt Number	Please expand on your response below. If you indicated the availability of for-rent housing options was poor or very poor, please explain what type(s) of for-rent housing you would like to see more of in Centennial.	Comment Category
2	To afford rent in Centennial - as a single person - I have to work 2 jobs possibly even 3 jobs - - I don't have spouse and do not want roommates. Which unfortunately is the situation I had to go to in order to afford to rent. Rent in Colorado as a whole has gone up since the pandemic over 21%?! If you were not a home owner before, you can't even afford to become one now.	roommates
3	Rents are the problem. I'm a 27 year veteran teacher with great credit but I can't afford to live in the city without working a second job. I tried buying a house but I don't qualify for enough to purchase even a 1 bedroom condo. It is a sad day when a 27 year veteran teacher can't afford to live. Rent control would go a LOOOOOOONG way to help alleviate some of the pressure	rent control
5	As retired persons we fall in the Crack between low income housing and apartments that we would be interested in that run about 2000 a month.	seniors
8	I doubt any current for rent product would meet any of my needs. I bought my home, now own it, in 1973; I'm retired in my 70s & the pricing now is outrageous.	affordability
9	I rent my home and it's going well but if we were to rent again, I'm not sure we would be able to find something in our price range. I do love how well connected to trails most residences are.	affordability
10	Perhaps I am reading into this too much, but I get the impression that you have an objective of increasing the amount of affordable housing in Centennial. I believe you should focus on improving the income levels of people so they can afford to live in Centennial. Work on attracting high paying jobs. Work on lowering taxes and inflation so people have more money in their pockets. Teach people how to save and spend their money wisely. Let's not continue to enable poverty.	oppose affordability
12	ADU - additional dwelling units. I'd like to rent out my house and live in an ADU in the backyard.	ADU
13	Centennial has a severely inadequate supply of affordable rental units for low income and middle income residents and workers seeking to live where they work.	local workforce
15	apartments in the city are standalone housing options next to underutilized shopping centers. very boring and traditional I would like more rental options near SouthGlenn (while vacant, is centrally located and a pleasant space to be in.)	want more apartments near SouthGlenn
16	am 77 and had looked for reasonable accommodations as a senior. 55 and over had cost of \$2-3000. That would use my savings in a too short time.	seniors
17	Enough places to rent.	oppose apartments
18	There needs to be less focus on rental properties and more focus on getting people into sustainable home ownership.	ownership
21	Prices for rents actually favorable comparable to other suburbs that have higher crime rates, worse schools and traffic, less quality shopping, no broadband. Thank you.	high-quality services in centennial
23	I am not interested in renting.	ownership

Receipt Number	Please expand on your response below. If you indicated the availability of for-rent housing options was poor or very poor, please explain what type(s) of for-rent housing you would like to see more of in Centennial.	Comment Category
24	So many apartment rentals, especially new ones, label themselves as luxury, when they're not. Walls and floors are thin. As a result, noise among units from above and below and from side-to-side is standard. Centennial should insist on at least some true luxury apartments being built. Also, apartment developments often are built without an adequate number of garages for residents -- at least one garage space per unit should be mandatory. Allowing thin construction that allows noise to travel and not providing adequate garage space treats renters as lower-class citizens.	want more luxury units
25	Affordable housing that is really affordable for people not just on paper.	affordability
26	I'd like to see ADU's allowed for owner occupied properties. Especially where we have 1/3 acre lots or larger. Current (and likely) future prices will preclude my kids from buying. I'd like to build a small ADU for them to live in/save money and prepare for homeownership someday. I'm in District 1/Cherrywood Village/South of Dry Creek, East of University.	ADU
27	Less than \$2000. Per month. Ada compatible. On a reliable transportation line. Reliable elevator access if in "high rise".	disability
28	i work in the tech center, and it is cheaper for me to drive from colorado springs, than pay the price of housing here in the metro... just saying. I could live in north denver, but that would require me to drive thru the entire metro to get to work. my current drive is better.	affordability
29	How about considering and comparing Centennial to the "Cherry" and Greenwood Village neighborhoods as a natural extension of well-maintained, rising property values? What is the reason for comparing to Lone Tree?	Look to neighbors
32	The cost of all housing has increased in the last two years, as usual, the increase of income comes second. The usual goal in the game of life is to move upward into a better home and a better location. Take pride that Centennial is one of the cities people strive to move too. As someone who once had to live in a super cheap apartment in a dangerous part of Aurora, I am proud to have made it here. Don't let this community become the kind of area I busted my butt to get out of by focusing on low income housing.	oppose affordability
33	I am a homeowner, but this doesn't seem like it should be an opinion survey question--it is a fact determined by average/median monthly rent and average/median income.	
34	My children are grown and struggle to live on their own with rents being so high in this area. It would be nice if young adults could afford a place of their own without having to work a second job or get a roommate.	youth and young families
35	It's a good thing I own my home! Rents are too high.	affordability
37	Centennial is directly adjacent to FIVE other cities. There are plenty of options of lower rents in these other cities. This is not an emergency situation for Centennial.	oppose affordability
38	Centennial is a city that was primarily built out when the city was formed. Lone Tree had lots of vacant land and many of the for rent units are along the light rail not mixed in amongst the single family housing.	Look to neighbors
39	Very limited options that are attractive and affordable for mature, independent community members.	seniors

Receipt Number	Please expand on your response below. If you indicated the availability of for-rent housing options was poor or very poor, please explain what type(s) of for-rent housing you would like to see more of in Centennial.	Comment Category
40	There appears to be an adequate supply of rentals in Centennial. I don't see "No Vacancy" signs on apartments. A new neighbor was glad to get out of Lone Tree. Said she did not want to go thru another quarantine in her Lone Tree apartment.	ownership
41	I have been trying to get my family into a home for nearly 4 years.....bcuz I made some mistakes in the past & having my credit destroyed due to identity theft, I keep getting turned turned down. I don't have any evictions, my rental history is immaculate. But we are still forced to live in hotels and that gets so expensive. I think myself, my husband & our 2yr old son deserve a good place we can call home finally	affordability
42	Renting in Centennial now is already a struggle for many. For years watched too many businesses come and go because of the high leases. For Centennial to stay the beautiful city it's been, we need to keep the diversity and accommodate with affordability for low income, middle class and seniors.	affordability
43	The real demand is for reasonably prices for-sale housing. There are many apartments across the metro area, and most new construction is rental apartments. The real problem is not enough reasonably prices for-sale housing. Its much easier to find an apartment than a home to purchase.	ownership

Question of the Week #3

Housing Types

The following comments were submitted in response to our third "Question of the week." This question opened the week of May 16, 2022.

This question asked participants : "Which types of housing options would you like to see more of in the City of Centennial?" Respondents can only select one response.

Receipt Number	Please expand on your response below if you indicated Other above.	Comment Category
2	Centennial has so much land around Centennial Airport that's basically unusable because of the constant flight training and recreational pilots who circle the area repeatedly. They dump noise pollution and use leaded fuel. Why not use some of that land for housing and schools? Get rid of the flight schools. The corporate jets, helicopters, and necessary flights (such as delivery of medical supplies) should remain. As it is now with all the flight training, the area around the airport and beyond has become unlivable.	airport
4	ADU! Age in place, increase affordability, increase sustainability	ADU
5	All the options other than detached single family homes, lead to quick over crowding.	oppose density
7	townhomess as well.	townhomes and small single family
10	55+ and 62+ housing with the co-op model and/or set up as a community, not just housing	seniors
11	I would like to see more of multiple of the housing options - duplexes or triplexes, townhouses, and multi family apartments and condominiums	mix of housing types
12	No more apartments. If people are able to build equity and have ownership, they are more likely to take care of their property and community. Luxury apartments attract flighty people that are going to use resources and give little back.	ownership
13	Patio homes - yes this is SF detached, but we need more of this style for an aging population. Downsizing seniors still want the privacy and quiet of a detached home. AND This would free up larger/multi-story homes for younger families	seniors
17	entry level, moderately priced detached homes moderately priced townhomess	townhomes and small single family
18	I wanted to select more than one, but I'd love more townhomess and Duplex/triplex options! As a single mother with young children, it would be very nice to have more affordable home options that were not a single-family detached home.	mix of housing types
20	Higher density housing options will allow for more market supply at a lower price point. There is simply not enough room for the volume of new single-family detached housing that is needed to meet the current demand. Therefore, high-density townhomess are the best solution.	support density
21	The whole point of Suburbia is to not be Denver	oppose density
22	More density along transit corridors! More mixed use zoning to improve walkability and a sense of community!	density near transit
23	I would prefer more than one option, but I think the pressing need is affordable housing.	mix of housing types
24	Adult Dwelling Units (ADUs)	ADU
27	level entry or first floor bed/bath that will work for seniors and handicapped. the photo of the single family included on this survey is the worst house design ever for anyone. lots of space wasted on steps and hallways which are not living areas. cheap to build. bad design from the get go. level entry could be ranch homes, patio homes, condos or apartments with elevators. a condo with a first floor bedroom and full bath works even if it is two story with bedrooms upstairs as long as there is a full bath on the first floor.	seniors

Receipt Number	Please expand on your response below if you indicated Other above.	Comment Category
29	We need more housing in Centennial. The more dense the better. With the rising costs of housing, especially single family homes, it doesn't give the chance for many to become homeowners. Rising costs of rental properties is also tough on residents as well.	support density
30	Ranch style (one floor living) patio homes windows with solar	seniors
31	I live in a single family detached home, but I understand that not everyone can afford a home of this size. It would be really good for younger folks, or older persons looking into downsizing, to have more multi family apartments and condos AND townhomess (I could only select one).	mix of housing types
35	Need more homes for young families	youth
36	If built to code with proper regulation, detached "granny flats" added to existing single family home properties have been successful in other locations in addressing this need	ADU
37	People need yards. If follow the trend of obesity in children and then follow the trend of smaller and smaller lots for houses, you will see a direct correlation.	oppose density
40	Design is key. Because you are talking about alternatives to single family homes, people are likely coming from yards, decks and patios. The useable (not a deck that can't fit chairs and a grill) private outdoor space has to be there. Also, why don't elevators exist? In places like Florida elevators are a townhouse option.	outdoor space
42	Allowing a portion of the large stock of single-family homes to scale up to 2-3 families would allow neighborhoods to scale up and down more gradually while maintaining their existing feel. It would also potentially allow rental income for existing homeowners and help with housing affordability for new families, retirees, etc. We need more "missing middle" housing--see StrongTowns, NotJustBikes, etc. for more info.	mix of housing types
43	New construction homes not in associations! Get rid of associations in centennial They are outdated and not needed in established neighborhoods.	non-HOA
46	All of the above. I am more concerned with affordability. My mother is looking at moving to the centennial area, but can't seem to locate an affordable place that fits her needs.	affordability
47	Auxiliary dwelling units for elderly parents and other family members	ADU
49	Something affordable for young families. Or put some kind of limit on how many houses investors can own. I want my kids and grand kids to be able to live somewhere safe. The price of housing and investors do now allow for that. Houses are purchased in cash and swooped up before regular people have a chance. It's sad	youth
52	This is a bedroom community where people move to start and raise families, potentially remain during empty nest days and retirement. Attached single family homes are not specifically reported but this type of house may be appropriate for young couples who want to be in the area with the intention of moving up as their careers and family plans progress and also the reverse as older couples or individuals downsize. There are a number of options already in existence in largely built out areas so I am assuming your inquiry is regarding East of I-25. Modeling after the areas of Centennial which were previously part of Englewood remains attractive and desireable.	townhomes and small single family

Receipt Number	Please expand on your response below if you indicated Other above.	Comment Category
53	ADU's - Please, please consider allowing ADU's to be built in our city due to housing constraints for our college graduates and high senior living expenses for our elderly. ADUs are beneficial in two different ways. They allow for: multigenerational housing aging in place. people can build ADUs in their backyards and move their elderly relatives in, or the elderly relatives can build ADUs and move into them while having their adult children move into the original single-family home.	ADU
55	Accessory dwelling units	ADU
58	The American Dream is real. Government should stay out of it.	not governments role
59	Allow detached tiny homes on single family home properties. Seniors can't leave their larger homes because we can't afford to move. Tiny homes would allow generational families to live or rent parts. We (seniors have no where to go.	ADU
61	These types of homes are great 'starter' homes for young couples or small families, as long as HOA dues remain reasonable. They're also great for older people who want to downsize but still live in a community where there are social opportunities and activities.	townhomes and small single family
64	Multi-family homes, including "affordable," increasing the need for more public services	townhomes and small single family
65	It would be good to have more small single family homes (1000 sf) with small yards and attached garages and front yard maintenance. These would be perfect for young families just starting out or for retired homeowners who no longer want a large home/yard. There already exist plenty of apartments, condos and townhomess in nearby communities.	townhomes and small single family
67	Large lots without fences provide privacy.	oppose density
69	Frankly, I'd be happy with B, C or D. I don't feel the high percentage of Single-Family Detached homes works for our community right now. A lot of people that work inside our city limits need single or double person housing, or cannot afford a detached home. We're going to see a migration away from these expensive areas as incomes increasingly fail to support its residents.	mix of housing types
71	For sale condominiums as well as the duplex/triplexes	mix of housing types
72	Sensibly sized ranch homes either detached or paired patio style homes with green space too. Do not want Centennial to look mimic Denver, Lone Tree, Rino or Berkeley. What's been done in Sloans Lake is atrocious!	townhomes and small single family
73	I think Centennial would be fine with some mixed affordable types of housing as long as it's not crammed into one area like letting investors come in and put up high dollar, high rises. Singles, single parents, newlyweds, seniors and families all have different housing needs. I was disappointed with the city allowing the amount of more UN-affordable apartments coming to Streets of Southglenn. This already established suburban area does not need to fill up with more apartments.	mix of housing types
74	ADUs	ADU
75	Smaller townhomess that include private garages and a private outdoor space such as a patio, porch, roof deck, balcony, or yard would be great.	townhomes and small single family
76	We need more smaller, entry-level single family homes, and patio homes.	townhomes and small single family

Receipt Number Please expand on your response below if you indicated **Other** above.

Comment Category

77	I would like to see adjacent to commercial areas cottage court type communities and small townhomess. Also, It would also be great to create clusters of 1 or 2 bedroom detached homes of only 600- 1100 sf. This last suggestion would really be best if limited to little pocket developments of less than 3 acres—think of a sweet little community of small cottages.	townhomes and small single family
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Question of the Week

#4

Five Years From Now

The following comments were submitted in response to our fourth "Question of the Week." This question opened the week of June 3, 2022.

This question asked participants: " When you think about your housing situation, where

would you hope to be in five years?” Respondents can only select one response. A follow up question asked: “How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?”

Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category
2	Lower property taxes so we can continue to afford our home.	property tax
3	Not planning on moving, but if I did, I guess the next logical steps considering we are seniors, would be a place with no outdoor work; level entry; garage or public transportation.	seniors
4	I love the home my mom owns, and I have resided in since 2008 assisting with her needs so she can remain in her home in her old age. I would very much like to remain in this home with her until, and perhaps remain there on my own after she has passed away. One thing the city can do to respect this wish is not approve a whole bunch more five story apartment complexes along the south University Blvd. corridor which would make the 1-mile radius around Southglenn far less appealing for existing homeowners. Please, please no more mid to hi-rise apartment complex redevelopment projects in the struggling retail centers on University Blvd. between Arapahoe Road and County Line Road	oppose density
5	Stop approving high density and high rise housing in the area. Actually make sure developers follow the guidelines you developed and passed. Do not allow them to get variances.	oppose density
6	Please provide information and contractor information on how to adapt my home to possible physical limitations/disabilities. Are there trusted contractors that specialize in adapting homes? Are there cost considerations for people with limited income?	seniors
8	We should strive to make multiple housing size options in every neighborhood, so as people grow their families or become empty nesters, they can scale their living arrangements up or down without having to leave the neighborhood that is their home and has their friends and support network.	mix of housing types
9	This new layout would be easier to navigate without stairs. I'm not sure how Centennial can help, maybe more available senior housing, where cost is not prohibitive.	seniors
10	Let the market decide and keep government out of it.	not government's business
18	Help get rid of HOAs.	non-HOA
21	Single family detached residence but all one floor living. To age in place. Smaller yard to age in place.	seniors
22	Federal taxation of capital gains on the sale of primary residence is a major impediment. Don't think there is anything the City of Centennial can do about this.	federal policy
23	Specifically, we would like one level living as we age. There are very few ranch style homes with main floor laundry in west Centennial - our home area and where we would prefer to stay.	seniors

Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category
24	<p>I have been housed in an extended stay hotel in Centennial for the last year. All of my savings that I was living on is now gone. I am disabled and have SSDI income of \$1170 per month. I am now back living in my vehicle which I had to do for two and a half years prior to getting into the hotel. The new affordable housing being built at Fair PL. and Parker Rd. Is nice but the rent there is more than my income every month. Centennial doesn't seem to have any low and very low income housing. I am disabled I am not able to work and supplement my income. That income has to cover all of my expenses and with food and gas out of control right now it doesn't cover anything. Was like Auto insurance, storage fees insurance, phone, prescription medication there is never enough. I want to be in my own home space bigger than my vehicle I did not get this vehicle to live in. 6 months ago I had hip replacement surgery and I've had problems with my back, my hip & my leg since then and sleeping in a car is making it worse. Seems like Centennial is ashamed to have low income housing. Especially with skyrocketing housing cost there's a lot more low-income people coming on board every day. What about helping with housing for people who don't have the \$1,200 plus a month to pay just for rent?</p> <p>I need to have a home space where I can shower, cook, sleep inside and be warm. Where is help with that in Centennial?</p> <p>Thank you</p> <p>P.S. I can't even think about where I would be in 5 years I need to get a place to be now.</p>	affordability
26	Centennial should allow smaller (tiny home type) to be built on same property. Seniors can't afford to move.	ADU
27	Prepare for older age/less mobility; lock and travel; lower utility costs; work from home.	seniors
28	I really hope to be in a smaller home with a different layout and amenities. I am aging and will be looking for a home that is more age-accessible.	seniors
29	All on one floor for our possible future health needs. No required steps to get in. Different activities available with new and more people to do them with. More visual and physical contact with nature. No yard work. As a side note, not having a hoarder next door who puts his stuff partly next to our yard. He is under court order now but still accumulating stuff. I wonder if Centennial has a hoarding treatment program.	seniors
30	Create more availability so that we are not driven out of the market.	affordability
32	Reality is, this likely not possible given the significant increase in housing values and not the same increase to salaries. Our thoughts at this point is to fix up the house we are in to make it work for us.	affordability
33	I currently rent but would like to buy in the neighborhood. I think having more townhomes would make it more affordable for renters to transition to ownership.	ownership
35	I would prefer not to see large multiple story apartments built. Maybe a few condominiums that people could purchase. I'm not pleased about southglenn's expansion into more apartments.	ownership

Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category
36	<p>My number 1 stressor and major need is affordable homes in safe neighborhoods. Everyone I talk to is stressed about the massive rent spikes and are constantly afraid they won't be able to keep up.</p> <p>I think there needs to be some sort of rent cap soon, or some sort of limit of how much rent prices can increase in a certain amount of time. If something doesn't change, people simply won't be able to afford to live here.</p> <p>I already have loved ones that have had to move away or resort to living in dangerous neighborhoods in substandard conditions because no matter how much overtime they work, they still can't keep up.</p> <p>Especially for young people in their 20s, buying a home is completely out of the question because it simply cannot be done. Most of us resort to having at least 3 people in a 2 bedroom apartment to even think about being able to have any savings at all. We can't take off time if we are sick or injured because one or 2 days off is the difference between being able to make rent or not. People I care about have to work despite chronic pain because it comes down to rent and food, or health insurance, it is truly a crisis!</p> <p>Specifically I think more needs to be done to advocate for maintaining a realistic cost of rent for renters in Centennial, not just low income housing options. And to keep large apartment complex corporations accountable for buying properties and then letting them fall apart because they don't want to pay to maintain it.</p> <p>When we have complaints or issues there is absolutely no one we can go to for answers. The apartment managers can't do anything because not even they can get ahold of anyone at corporate, and when they can, there's literally nothing they can do to get the resources to take care of the property in a quality manner, even if they desperately wanted to. One of the best managers at my complex just quit because of specifically that reason.</p> <p>Greystar for instance bought my complex, Arcadia Apartments, and they slowly stopped maintaining the grounds. And there's nothing we can do even if they are violating our lease agreement for substandard maintenance because none of us can afford to take them to court, or even take the time off to take them to court. The second there was a malfunction in their automatic payment system, despite 4 years of consistent, never missed rent payments, there was an eviction warning on our door the next day after it was due, before we even knew the malfunction had occurred. They don't care.</p> <p>One of the first days of winter last year we had to huddle around a tiny desk top space heater with blankets because they couldn't be bothered to make sure the heating worked before we moved in!</p> <p>My apologies for not being able to keep this as brief as I would have liked but myself and many of the people I love are legitimately afraid and we feel powerless to do anything about it. The issues have been mounting since I moved here in 2018. I love Centennial, I want to keep it as my home, but the way things are, if something doesn't change soon, the choice isn't going to be up to me. I fear even more for the people I care about that don't have anywhere else to go.</p> <p>In conclusion, I think there needs to be either a temporary rent cap in place. Or, a stricter rent increase limitation so that it can't rise too much too fast for people's incomes to cope.</p> <p>And I think more needs to be done on the governments part to keep corporations from getting away with being near criminally negligent landlords, and to hold them accountable for maintaining their grounds, utilities, and amenities, without spiking rent or punishing renters through direct or indirect neglect.</p> <p>That or provide renters with legitimate grievances the financial means to be able to take the time off work to file an official complaint themselves.</p> <p>Also I think distributing free pamphlets to educate people on renters rights would be extremely beneficial. Most people I ask don't even know what their rights are or what they can do to change their situation or advocate for themselves.</p> <p>I sincerely appreciate this opportunity to be heard, and I hope this account I have provided gives you an adequate understanding of what</p>	affordability

	<p>renters in Centennial are contending with today.</p> <p>Please help us, we need you.</p>	
Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category

37	I would love to be in a little larger home but am not sure exactly what. Being over 50 already, definitely like some of the newer communities available, whether age restricted or just more geared for the older population. Price is one of the biggest issues of course, but housing everywhere has become more expensive even if our incomes are not growing at the same pace so not sure how municipalities can assist as many folks as would like. Grants can be great but don't typically replenish themselves. Also for any municipality, it is great to offer many amenities and services for many citizens but it is also a balance the costs for providing any amenities or services, how those costs are covered while still providing a high level of service, against the lowered buying power of the dollar that so many folks are experiencing. It is highly unlikely the costs of most products and services will come down or decrease significantly from the highs we are seeing right now. It would be great to see more workshops for budgeting, menu planning, additional locations for job hunt/change for the great things that A/D Works offers, and other beneficial programming to assist folks who might just need help to find resources or know how to use what they may already have to meet their challenges.	seniors
39	Not a new housing situation Nothing is needed from the City.	
41	Provide housing for youth, 35 yo or younger, that is not on prime lots, based on income, that is \$1000. Per month or less. OR, provide communal type housing where even the mortgage is shared.	youth
42	Allow for ADU (tiny homes). Not to be rented out or occupied by primary owner. This would help those of us with aging parents that are common to our generation.	ADU
43	We just moved to a small ranch to hopefully age in place in our favorite neighborhood, Cherry Knolls. Centennial should require affordable housing units (for teachers, firefighters, and others of medium to low income) in every new development built here. Also, maybe empower neighborhood HOAs to allow only one rental house per owner per neighborhood (or require that owners live in the home for 2 years prior to renting it out).	inclusionary zoni
44	I live along University Blvd. My biggest reason for moving would be to get a quieter, less congested area. I can't believe over 900 apartments will be going into Southglenn. I already have a hard time making a left turn into or out of my housing development (some times of the day its hard to make a right turn!). Congestion and traffic noise will be a problem, and I'm afraid developers want to build more high-rise apartments along University. Why would the city allow the kind of development you see at a light-rail station or near DTC in our neighborhood? Are there no zoning rules?	oppose density
45	As an aging senior, something with less outdoor upkeep. Indoor upkeep is quite enough.	seniors
46	Less outdoor yard /garden maintenance of which i am less capable of caring for as i age. But i hésitâte to downsize and give up my solar system, thereby increasing my utilities expense and mainfloor living i now have.	seniors
48	The new housing situation being project proposed would make me more likely to leave. Please do not ruin our community.	no changes
57	I would like higher end retirement or 'empty nest' type housing; 2 bedrooms plus an office, either integrated into a regular neighborhood or in a separate retirement community.	seniors
58	Keep our neighborhood (Knolls Townhomes) like it is. Recently. the Centennial City Council aproved the plan to build 5-story multi- family units where Sears and Macys used to be - both ends of Streets of SouthGlenn. This Is not going to be "affordable housing." More retail businesses would help our area more than anything, and the City, too! Sales tax greater than property tax.	more businesses

Receipt Number	How would this new housing situation better meet your needs? What could Centennial do to help you achieve this goal?	Comment Category
59	I am retired on a fixed income. I hope to continue living in my modest home, but am concerned about finances. My property taxes increased 50% over the past 5 years. The homeowners insurance has risen dramatically. I see no benefit from the increased valuation of my house. The cost to live here just gets higher. Unrealized gains in the value of my house doesn't help me pay the rising taxes, insurance and cost of maintenance.	property tax
60	Many 1 or 2 person household still require homes with adequate space for an home office(s), hobbies, cars (garages), bikes, outdoor space, greenspace, etc. Building 5 story housing projects does not meet the housing requirements for citizens in Centennial. Consider building more 2 story Townhome style homes with attached garages and 2-3 bedrooms.	townhome and single family
62	We bought our home with the requirement that we could live in the same place until we pass. We would prefer that Centennial keep our neighborhood the same as it is - quiet, single-family homes where we know and help our neighbors.	no changes
63	I am a single parent just becoming a empty nester. I would like to have a small duplex or townhouse with room for myself, a home office, and a guest.	townhome and single family
64	As a senior living in a multi story home, my next home should be a ranch, patio home or for sale condo. A 55 plus community of single family or cluster homes is something Centennial doesn't offer so moving out of the city would be necessary (sadly).	seniors
65	I have a two story townhome. It requires outdoor steps on the approach. The full bath and bedrooms are upstairs. I would like a one level two bedroom with a garage. I bought my townhome 6 years ago for 192,000. I recently tried to purchase a similar one level two blocks away. It was priced just under 500,000 but had so many bids it sold for 550,00. That's way beyond my means as a retired teacher. I feel like I gave to my community for 30 years but no have realistic housing options for aging.	seniors
66	The city would have to build what is desired and that seems unlikely as do not want to live in a condo or apartment complex. If the city does build condos or apartments do so in a way so that sounds of abutting neighbors to shared walls is minimized. Also build with fire safety (mitigation) in mind	high quality
68	As seniors, it's not affordable or practical to move at this time. If we had to make a choice, we would most likely downsize to a ranch style home. Centennial needs to consider more accommodations for senior living.	seniors
69	I would like to ability to create a space for my parents to live with me	Multigenerational
70	I love our home and neighborhood and expect to live here for a long time. Perhaps, my daughter and son-in-law and grandchildren will someday live with us or move into our neighborhood. Or we will live with them. Multigenerational living should be encouraged.	Multigenerational
71	Have a few options. Only one near us and my husband wants to wait 10 years. Sigh. I don't think I'll last that long! Also want a ranch facility. No stairs.	seniors

Question of the Week

#5

Introduction to Strategies

The following comments were submitted in response to our fifth "Question of the Week."

This question opened the week of June 13, 2022.

This question presented the list of strategies that we will explore together over the coming months and asked participants: “Please select all of the strategies that generate questions for you?” A follow up question asked: “Please expand on what questions you have about any of these strategies (and please reference the strategy number with your question(s)).

Receipt Number	Please expand on what questions you have about any of these strategies (and please reference the strategy number with your question(s)).	Comment Category
2	In general, I think most of these phrases are very jargon loaded and too dense for many to even begin to have a question about. General citizens do not have a clue what an inclusionary zoning policy is. But, back to #4, I know we have some older lots that are close to a quarter of an acre in size. As a matter of fact, my SIL lives on a corner lot that is 1/3 acre and could easily allow a small building in the back yard and it could have its own entrance off of the side street. But, the planning and permits for ADU's should be done with permission and consideration of the neighbors who would now have people living right under their noses. Privacy should be a big consideration. But, as far as planning, there was that house that was being built on a lot that sat behind houses along Clarkson facing Applewood Avenue. The house was never finished or sold because, as I heard, they couldn't get utilities to a lot behind other lots. Total lack of planning. Should not have happened. HOA's should have the power to not permit ADU's even if the city does. An actual question, if sharing a common sewer line is not a good idea, how are these ADU's properly serviced?	HOA approval of

5	<p>1 - How do you streamline? What steps would you omit?</p> <p>2- Is this tied to affordable housing?</p> <p>3- Can you give examples? Could this mean 5 or 6 story is allowed instead of a 4-story building?</p> <p>4- What does range of ages have to do with ADU?</p> <p>6,7,8 - How do you compensate for reduced fees? Where does the money come from?</p>	seeking details
8	<p>The devil is in the details.</p> <p>Who profits, who pays?</p> <p>What are unintended consequences?</p> <p>State mandates that limit attractiveness of some of these.</p> <p>Impacts on quality of life?</p> <p>What traffic impact, parking impact, school impact and environmental impact studies are required BEFORE a residential modification or densification is made?</p>	seeking details
11	<p>League of Women Voters of Arapahoe and Douglas Counties is pleased that the City of Centennial is conducting a study to assess housing needs and identify strategies to meet those needs. It is vital that there be affordable and accessible housing available in Centennial for those who work in the community including single parents and those, particularly the elderly, who are looking to move from their current homes into housing that is better suited to their needs.</p> <p>The League of Women Voters of Arapahoe and Douglas Counties believes that housing is a basic human need and that addressing that need is a responsibility of all communities. We are happy to see that Centennial is considering a wide range of strategies for increasing access to affordable low- and middle-income housing. For example, it is important to provide incentives for private developers to build an adequate supply of affordable housing for the full spectrum of workers and residents.</p> <p>We look forward to the opportunity to provide input on the strategies you are considering.</p> <p>Sonya Pennock, Chair Housing and Homelessness Committee League of Women Voters of Arapahoe and Douglas Counties</p>	support affordable
12	We need rent control.	rent control

Receipt Number	Please expand on what questions you have about any of these strategies (and please reference the strategy number with your question(s)).	Comment Category
13	<p>1.) What is Centennial's definition of "affordable housing."</p> <p>Do you you count adult children, senior parents, grandchildren, cohabitating adults or any of these that are members of a household only on a temporarily or part time basis?</p> <p>Is the "affordable housing" income level based on median or the average household income of Centennial residents?</p> <p>How many years would a person have to reside in Centennial to be counted as a Centennial resident and eligible for any special "affordable" housing program?</p> <p>What is the current development review of "affordable housing"?</p> <p>2.) Does it require a zoning change to convert underutilized commercial/office property to housing?</p> <p>What sort of streamlining is suggested?</p> <p>3.) What is a "density bonus" program?</p> <p>Why would we want more density in Centennial?</p> <p>Would a density bonus program still require adequate off-street parking?</p> <p>Would a density bonus program protect sunlight and views for neighbors?</p> <p>Would a density bonus program increase demands on schools?</p> <p>4.) What is Centennial's definition of an ADU?</p> <p>Is it detached or attached?</p> <p>Does it have it's own independent utility hookups?</p> <p>Does it have its own dedicated off-street parking?</p> <p>Is it restricted to family members only?</p> <p>Is the construction equal in material and color and style of the main house?</p> <p>Would the neighbors' views, privacy, or sunlight be protected?</p> <p>5.) What is an inclusionary zoning policy?</p> <p>Is it based on ethnicity, race, language, religion, income, education status, age, employment status, criminal convictions, physical handicaps, or sobriety?</p> <p>Is inclusionary zoning an attempt to build group homes for post incarceration or for addicts or sexual offenders or those that can not live independently?</p> <p>Is the purpose of inclusionary housing to serve people who work but don't live in Centennial?</p> <p>6.) Again what is considered "affordable housing"?</p> <p>What are the current development fees?</p> <p>Do the city's development fees cover the cost of delivering service to the new development/project/housing? The current fees are not a profit making system, right?</p> <p>If you adjust the development fees for "affordable housing" does that mean that existing homes and non "affordable housing" must pay more?</p> <p>7.) How would the city incentivize landlords to lower the price of existing units?</p> <p>Is "incentive" another way of saying that lower standards would be allowed in order for property owners to get more</p>	seeking details

profit by creating more units or by creating lower quality units?

Would it allow a single family home to be converted into a duplex, fourplex, group home?

Would it reduce parking requirements or raise heights restrictions so that more units can be squeezed onto an existing lot?

Would it give city tax breaks to landlords who reduce rents?

Would the city just give cash (acquired through state/national funding, or city tax stream) to the existing landlords to offset the reduced rent?

If the purpose is to increase affordability for citizens, couldn't the city defer city taxes for homeowners up until the time that they sell their home?

8.) Is this different or in addition to the topic of question 6?

Is this "affordable development" for people who move into our city or for our current residents (ex: new high school graduates that want to live and work in Centennial or retired seniors that want to sell their home and downsize but stay in the city)

Would "affordable development" include duplex, 4-plex, clustered housing, tiny homes, studio apartments, boarding houses, group homes, high rise, section 8?

9.) What are the advantages to the city for creating a land bank or land donation program ?

What other cities have such a program?

Why would an entity (church, business, trust fund etc..) or a person choose to donate land rather than build on it or sell it?

Is it a contaminated site or flood prone or under the airport flight path and therefore the owners are not able to develop it profitably?

Is this program for donated land then going to be used for parks or for "affordable housing"?

More Questions:

What is driving the city's interest in affordability?

Are there state or federal funds available for "affordable housing" that the city is planning on using?

Is there a way to funnel funds and city effort towards our Centennial high school teens and graduates? Can the city help them grow into independent young people by giving them free rides to work, by creating city jobs that hire Centennial teens and high school graduates, and/or that provide rent stipends for those that want to live independently in Centennial after high school graduation?

Can you please share data related to housing cost to income, survey results, changing demographics, and also just basic demographics?

Are concerns about affordability bigger than other municipal issues such as street and traffic safety, pedestrian safety, bike safety, parked or abandoned cars, upkeep of trails and parks, daycare availability, street plowing, attracting businesses, ride sharing, violent/criminal activity flowing in from other jurisdictions, car thefts, police response, people loitering/begging, homeless traveling in from other cities, noise pollution, light pollution, or single-use plastics?

	When and how shall I look for your response to these questions --- email, call, meeting? Thank you for taking your time to help me understand this interesting topic!	
18	1 & 2) what would be streamlined? what would be omitted? This does not sound like a good idea. 5) would this be like denver's program? This is a good idea. 7) how would this work? This sounds like a good idea.	inclusionary zoni

Receipt Number	Please expand on what questions you have about any of these strategies (and please reference the strategy number with your question(s)).	Comment Category
19	I am interested in an ADU to put behind my house to help take care of my mother who has Parkinson's. She cannot afford to rent something and living with us in our home takes away her independence. I would love to see the ADU housing pass in Centennial similar to cities nearby. ADU could also help with start up businesses since rent is so high and many self employers are struggling to find space. Thank you for your consideration. Warmly, Heather	ADU
20	Strategy 1: I would be concerned that corners would be cut Strategy 6: I like this thought but also don't want to attract cheap developers that will not build quality housing 8. I'm just not sure what this means	high quality development
21	The devil is in the details so I would need to see exactly what the City is proposing to give away in order to get affordable housing. Those details can impact current homeowners, city revenues, traffic, public safety, utility infrastructure (which the city doesn't own or control).	seeking details

Question of the Week

#6

Accessory Dwelling Units

The following comments were submitted in response to our sixth "Question of the Week." This question opened the week of June 27, 2022.

Receipt Number	Would you be in favor of allowing accessory dwelling units (ADUs) in Centennial as a strategy to expand housing options?	Comment Category
3	To address the continuously pressing need for affordable housing options, especially as residents are being pushed out from Denver to the suburbs, ADUs can serve as one way to meet this need as well as help ensure existing Centennial residents can remain in their homes.	support affordability
4	I think there could be several advantages to having Adu housing options. I'm curious what the general population thinks about having ADUs for family versus long-term rentals versus short-term rentals like airbnbs. I'm honestly not sure what I think about it. I'm just curious if this happened if the city would have regulations on what you could have in your ADUs. I think there are several lots especially in district 1 where there's extra space where an ADU could be placed.	
5	I have young adult children who would benefit from this option.	multigenerat living
6	The metro area is changing and most housing is no longer attainable - rental or buy. My home has appreciated 160% in 8 years. I couldn't afford my house anymore. ADUs will actually help to stabilize neighborhoods and provide affordable housing in the community.	Support affordability
7	We need opportunities to create affordable housing options for family members and/or to offset the increasing cost of living.	support affordability
9	My concerns: both units (original house & ADU) become rentals; resulting ADU rents at market rate; allowing ADUs results in scrape offs and two McMansions on one lot. Big Concern: how much will my property taxes go up? If I have the ability to building an ADU, will this increase my property value (even though I don't build an ADU), resulting in higher property taxes? If I have the ability to build a second home on my property, seems like the property will have a higher value and therefore higher property taxes.	do not want property valu (taxes)
10	For the most part, I agree with your requirements. I question the height of the new building. We shouldn't block neighbors views or sunlight. The other reservation I have is about the number of people using the ADU. We have something like that in our neighborhood where a lot of people come and go in one single family home. I can never figure out if they live there or are visiting. We should be careful.	height limit
8	Yes, as we are living through a housing shortage and the associated high prices (which interest rates alone will not fix), ADU's are the lowest hanging fruit for areas which are already developed for residential use. Given that HOA's will likely apply additional restrictions, the city should should set a clear standard that HOA's can (hopefully) defer to. These standards can follow the existing standards for dimensions, locations, etc. already established in Englewood, Littleton or Denver.	learn from neighboring
13	This is a good way to gently increase density within the city.	gentle densit
14	This is great for elder care, temporary housing for family members or as a way for a couple to generate needed income to stay in their house when they are operating with a fixed income	multigenerat living
15	aging in place is what my family is going for. having separate space for family is key.	multigenerat living

Receipt Number	Would you be in favor of allowing accessory dwelling units (ADUs) in Centennial as a strategy to expand housing options?	Comment Category
17	The current method of developing (I've done some building and developing of land) leads to segregation as houses tend to be built to create the maximum profit to the developer/builder. As the sub-development takes on it's character the residents resist any one that detracts from the neighborhood value. I'm old, born in 1939 and I loved the neighborhoods where I was raised. Playmates may have been harder to find but right next door was a retired couple that enjoyed having children next door and we enjoyed the watchful eye they used on us. Neighbors used to care about each other, I know because they would sometimes look at me like my parents did and I knew I was out of line. Since I knew them and had been taught to respect them, their scowl was just as effective as my mom's! Yes, there were the snobs who built behind iron fences and although the gates were left open, we tiptoed around them but they weren't neighbors even though they lived right next door. Wealthy people will always want to separated themselves from poorer people and yet those are the people that are maids, gardeners and other trades that allow the wealthy to live the life they enjoy. The key to acceptance of any of these programs is to re-educate the voters to American principles.	multigenerat living
18	But I need to learn and understand the pros and cons.	seeking deta
19	In certain subdivisions and residential lots, I think that ADUs are an appropriate option to provide affordable housing options. In particular, ADUs can be a way for families to provide less costly housing for young adults starting their careers or post-high school education and for elderly family members that require more in-person care.	multigenerat living
20	In my opinion, ADUs are extremely important for the overall future of Centennial housing stock and multi-generational flexibility.	multigenerat living
23	There would too many temporary residents in the area. People would not live in an ADU long term and contribute to the community. This would allow people to treat our community like a revolving door of rentals.	oppose renta
24	Someone may have bought and basically invested their life savings into a house, say for 25 years. Then, all of a sudden, they get like 4 little houses popping up in their neighbor's yards, intruding upon their privacy, adding to noise level around their home, more cars parking on their street. It's like bait and switch. So, no, not even if the 'neighborhood' wants to allow them. All contingent neighbors should have to sign off and approve before any ADU is allowed. Maybe try them in some spot places first as a trial and only temporary as in, if they are not working out, they are removed. And, that they cannot be AirBNB's. And, that they have to be built as close as possible to the main house and as far away from the neighbors as they can be. Basically, have more than a few reservations.	spacing conc
27	We are saturated with traffic	traffic concer
29	Limit to one per property and cannot take up the whole lot. Should be in back or side yard, not front yard. Limit number of new unit builds per year per street/block/neighborhood.	
33	Don't want multi family homes on single family residence. Will be rentals which drives down value. Perfect situation for meth labs.	oppose renta
37	Centennial is not California.	
39	Capacity and size limits as well as property size	size limits
45	Need neighborhood approval in accordance with covenants and there need to be strict guidelines to prevent an ADU from damaging privacy and property values of surrounding property.	HOA approva ADUs

Receipt Number	Would you be in favor of allowing accessory dwelling units (ADUs) in Centennial as a strategy to expand housing options?	Comment Category
46	Sheds in the backyard is not the answer to affordable housing. Making a single family home into a mini-apartment complex isn't the answer either.	
47	Especially for families supporting elderly members, ADU's are an affordable option.	multigenerational living
Receipt Number	Would you be in favor of allowing accessory dwelling units (ADUs) in Centennial as a strategy to expand housing options?	Comment Category
52	It will bring too much congestion too our small area.	traffic concern
57	We have a disabled son who needs a significant amount of support with daily living skills but is high functioning enough to live independently. There are almost zero affordable options for him anywhere in the metro area. We would love to be able to build a 1B/1B on our almost 1 acre property so that he can live a life he deserves.	support disabled family
61	<p>I support the ADU concept but there are some hurdles that must be addressed.</p> <p>First, how will utilities be impacted when adding ADUs? The city doesn't provide, control or pay for utility infrastructure and the systems are developed for the current building - what happens when an area out builds current pipe or transformer capacity? Must the current customers pay for upsizing or will the individual homeowners who build an ADU have to put money towards future upsizing projects that might be needed once a certain number of ADUs are built? Has the city had current water and sanitation providers to look into this (since we have 13 W&S providers)?</p> <p>Second, the city has passed an number of ordinances regarding parking, home businesses, etc. - all of which will likely need to be updated.</p> <p>Third, HOA controlled neighborhoods - has the city done an inventory of where they are prohibited and allowed per HOA regulations (which trump the city). This will be confusing for residents.</p> <p>Fourth -- what will be the allowed uses for ADUs? Rentals, at home business such as those that have customers coming to the home (this will be new trend after COVID changed "going to work").</p> <p>Plenty more questions, but these are a start.</p> <p>ADUs should not be given set back allowances - the city has spent lots of time on the set back issue for garages, RVs, sheds, bees, etc. ADUs need to be under those same rules.</p>	seeking details
62	If well done, they could be okay. I am concerned about impact of density and the ensuing traffic and noise. Pride of ownership should be encouraged. ADU's might be an option for families, especially with aging parents. With rising prices, people have been forced to buy smaller properties with not enough room for the needs of generations.	traffic concern

Receipt Number	Would you be in favor of allowing accessory dwelling units (ADUs) in Centennial as a strategy to expand housing options?	Comment Category
63	Please help those of us who have younger/poorer family members a chance at affordable housing. These are great opportunities to add density without large apartment complexes.	multigenerat living
65	I would love for my elderly parents who are on a fixed income to have the option to live on my property but not with me. Many other cities have had success with this as housing options have become limited and expensive. The number of multigenerational households have grown especially since the pandemic.	multigenerat living
66	The unit must have dedicated off street parking. The unit must be built to city code and be built to the same standards and guidelines as the existing neighborhood. They should have a limit of one bedroom and two people. They must be significantly set back from the property lines.	size limits
67	I would vote to approve ADU in Centennial. I think this could be a wonderful advantage to most people who desire this. I would seriously consider doing one right now if I could.	
68	ADUs would be a great, cost effective way to expand housing opportunities in older neighborhoods with single family homes on large lots. I live in Southglenn and have a lot large enough to accommodate an ADU. I would love to be able to build an ADU for my 85 year mother to live in sometime soon but could envision a variety of possible uses for the ADU long term for other family members.	multigenerat living
69	It would provide additional housing for lower income residents to live in our wonderful county. It would allow my aging family to be close by but still able to live on their own. Many cities including Denver allow for ADUs already.	multigenerat living

Receipt Number	Which of the following do you think are important advantages of allowing ADUs? (Can select select multiple).	Comments Category
3	Providing multiple housing options to residents which could help support varying needs; helps make the most efficient use of land, especially since the majority of our land is zoned single family	flexibilit
6	I'd like to move my 80 year old father into one...then make it available for my kids or as a rental in retirement.	flexibilit
10	Since I'm older, housing for elderly is important to me.	senior
8	An under-discussed advantage is the option for older individuals on fixed incomes to move into smaller ADU's in neighborhoods they don't want to leave. They also work well as starter homes for those who cannot afford single family homes here.	flexibilit
13	I will not likely build an ADU but I support them in my neighborhood.	
15	The elderly population is growing. We need more security and income possibilities for them.	senior
16	Allows neighborhoods to scale up (and down!) without dramatically changing the character/feel of the neighborhood.	gentle d
17	There are many environmental advantages to ADU's, shared heating bills, shared water and sewer, shared repair and renovation costs to help keep the home in a current technical advantageous condition. There are advantages of safety as well, more eyes and ears to notice danger or problems, more opportunities to see things that don't quite fit the normal pattern. There will be less wasted space. I've been selling homes (as a Realtor) for over 50 years and I have seen many more unused, nicely finished basements or additions that are at the most, used less than 5% of the time. That's right, all the hours of labor and money spent by the family to create a rec room, sauna or enclosed patio is never enjoyed as they had hoped.	
37	Why is the City even considering this increase in density and resultant management issues?	oppose
38	Not for money/additional housing purposes, but having a guest house for guests would be really great for homeowners and for people that need to house their aging parents.	flexibilit
45	Additional housing opportunities, and also having housing available onsite for additional family members can prevent senior family members from having to go into institutional living or expensive or unsafe housing situations.	senior
56	This would provide for extended families to continue to live together, but separately, especially since it is so hard for young adults or aging adults to find smaller, affordable housing in Centennial.	multiger living
63	I would love to be able to add an ADU to my property to allow my adult child to live semi-independently.	multiger living
64	Raise in property values, builders income, and outside investment in centennial. it would mean more tourism and more tax revenue.	many be
66	An option for adults who would like to live in a small footprint of a home in a residential neighborhood rather than in a commercial apartment complex.	neighbo characte
67	I could use this as my business and help out the community with my work. I could also use it to have my mom who has Parkinson's live in the ADU so she doesn't have to go to an assisted living place. I would have peace of mind that I could check in her. Housing is too expensive for her to buy or lease in Centennial at this time. I would build one ASAP if allowed.	flexibilit
68	Supplemental income would be nice but most likely my situation would involve helping house family members of various ages and situations starting with three 80+ year old grandparents who quite possibly will need help in the near future. I imagine family occupants would help with costs but wouldn't necessarily be required or planned on as income for me.	flexibilit

Receipt Number	What potential problems are you concerned about with the creation of ADUs?	Comments Category
3	<p>Parking as a challenge in Centennial is non-existent. There is plenty of on-street parking as well as parking in garages and driveways. The addition of ADUs will not create problems with parking.</p> <p>The problem I am concerned by is a lack of education and knowledge on ADUs (and other housing options) among Centennial residents in addition to the fear of changing from 'the way things have always been' mentality.</p>	not concerned about parking
4	I wonder if allowing ADUs would be similar to when a home in a older neighborhood like Englewood or Littleton is torn down and then rebuilt to look really nice if it would change the property values more than usual.	raise property values
6	<p>"overstuffed" front of the lot - I'd prefer ADUs be required to be added to the back yards, unless there is sufficient side set backs.</p> <p>HOA's overstepping authority on ADUs.</p> <p>The city catering to concerns of HOAs in creating policy, and not those neighborhoods where no HOAs exist. I live in a neighborhood without an HOA for a reason - let me build an ADU with appropriate and modest regulations.</p>	not in favor of ADUs
8	The implementation of parking requirements can kill ADU development. I believe California had more success after dropping parking requirements. Driveways are usually sufficient and increased traffic/parking concerns are likely minimal where ADU's have already been legalized.	not concerned about parking
14	This would need to be covered by local ordinances &/or HOA rules & regulations.	needs more regulations
17	The only strong problem is property maintenance as being close to a home that looks bad hurts you when it comes to sale. The problem of parking can be addressed by code and by building more car storage. Noise can be controlled by better insulation and building codes. Personally I think HOA's are a big problem and their control should be shouldered by the city or a very large development. HOA's should be large to afford the skilled management to maintain the neighborhood.	property maintenance
19	I am not in favor of ADUs being used for Airbnb or other short-term rentals.	short-term rentals concern
23	It is already difficult to travel in this area because of traffic. Now you want to put properties on top of properties. This is a poor attempt to generate income for the city at the expense of the current residents. We don't need to accommodate everyone.	traffic concerns
24	Privacy of neighbors. People turning their yards into strip motel sites. Stress on the city to be able to support all these added residences unless they are going to be paying taxes at the same rate as the main house.	
29	Construction noise & time for.	construction noise
37	I foresee nothing but problems; I live in an area with single family homes for a reason. Consider the unmanaged density in traffic in just the past couple of years; do you drive with these incredibly speeding individuals now?	traffic concerns
38	Renting a house versus renting an ADU is no different. Not everyone would do it either. Renters that live on your property would probably be better behaved anyways.	support for ADUs
42	Short term rental like Air Bnb instead of long term tenants.	short-term rentals concern

43	Higher density demands in services like schools and utilities could pose an issue. I only see solvable problems that can arise from ACUs.	
45	Interfere with the aesthetics and privacy of neighboring units.	privacy
Receipt Number	What potential problems are you concerned about with the creation of ADUs?	Comm Catego
46	Sheds in the backyard is not the answer to affordable housing. Making a single family home into a mini-apartment complex isn't the answer either.	
47	Neighborhoods with strict HOA's may not allow which is bothersome.	
54	Unscrupulous/exploitative landlords	
57	Our only concern would be that homeowners would build this for rental income and not comply with housing laws, do appropriate backgrounds checks on people (sex offenders) or otherwise not be compliant with the law.	illegal a
61	Utility impacts.	utility c
63	I don't believe any of the traditional potential problems are unmanageable with proper rules and structure in place. If Centennial is smart about it, we could do the ADU thing very well and be a model for other nearby communities.	
64	more dogs... the loudest noise contributors are barking dogs. we have more dog neighbors than people neighbors. why can that happen, but we can't create homes for people if we have a lot of land, but little houses.	oppose
66	ADUs built too close to the property line and negatively impacting neighbors with noise increase or light pollution or a reduction in sky, shade, trees, or views. ADUs that are hidden from the street not being maintained. Too many people living in an ADU. Drainage issues. More trash bins insight and onthe street.	

Receipt Number	Which of the following regulations do you think will be important to help ADUs fit into the community?	comment category
4	I'm sure this would also be included but I think it's also important to have regulations on how far away the ADU can be from fences and other properties surrounding the owners.	setback
6	My neighborhood has no HOA and there is plenty of street parking - I'd encourage the city to not establish a one-size fits all rules for parking (or for any of the other categories noted). As I've seen in other communities - concerns over parking will often kill the potential for ADUs. Minimum private open space should be only a concern with rented ADUs - and even then, it is a landlord/tenant issue. Also - be mindful to allow creativity when it comes to allowing different size lots the ability to offer ADUs. Denver is allowing ADUs on some small lots and it works.	allow cr
8	I would strongly err on the side of a reduced regulatory burden, permitting a variety of ADU sizes on a variety of lots so long as basic safety considerations are met. Again, parking requirements can be especially egregious.	allow cr
11	Not renting them or allowing owner to live in them and rent main property	oppose
12	Attached to the primary residence structure with an integrated architectural style, so that it looks like part of the original structure.	attache only
14	Also, the unit should be aesthetically pleasing and meet HOA & local guidelines for paint colors, materials, etc. They should be quality construction and not just a Tuff Shed.. permits should be required along with inspections to ensure the units meet all building codes.	HOA ap ADUs
15	the other increasing population, cars.	parking
16	In other municipalities, ADUs rarely make economical sense to build because of too many regulations. Other than maximum occupancy limitations, there should be minimal to no regulations.	allow cr
19	As stated before, restrictions on short-term rentals.	
23	They should not be allowed.	
24	Individual water and sewer lines. Not just the size of the lot, but a ratio of green area to concrete or built area minimum. Who can live in them - can they be halfway houses, sober houses, assisted livings, commercial enterprises like massage places or day cares.	
29	Single level only with basement if wanted. Nothing higher than standard ranch home.	height l
32	We don't want them	
37	Everything will be an issue; please don't even consider rezoning to ADUs!	
38	There are giant RV garages in our neighborhood. I don't think there should be any regulations for ADU's.	allow cr
43	We need to be very careful about the regulations we set and their purpose. There is a natural inclination to fall into the typical NIMBY reasons to discredit additional houses. I selected some typical restrictions that are often placed on single family lots and they should apply to ACUs as well. But we need to be liberal in setting them as to not create a situation where only a few ACUs will be / can be made.	allow cr
46	This should not be considered to create affordable housing in Centennial. Sheds in the backyard is not the answer to affordable housing. Making a single family home into a mini-apartment complex isn't the answer either.	
49	Don't want them in our neighborhood	

Receipt Number	Which of the following regulations do you think will be important to help ADUs fit into the community?	comment category
54	Owner must reside on property - no absentee landlords	oppose
61	Many of these will be most impacted by the size of the lot and the access to the unit.	
64	The site plan should make sense for the neighborhood. We have thought often that our yard could host another house if we had a driveway to the back yard.	
66	Setback requirements from the property lines---say 10 feet. Outdoor lighting needs to be pointing. There should be a limit of only one bedroom and only two people residing in an ADU.	setback
68	This could vary from neighborhoods to neighborhoods but ideally ADU are designed to blend in and complement existing structures.	different different neighbor

Receipt Number Final Questions/Comments on ADU survey

3	Thank you for conducting this much needed study - I am hopeful Centennial can move in a positive direction for providing more housing options and expanding our residents minds to be open to new and innovative approaches.
6	I would start the process to build an ADU tomorrow if given the choice. Don't require separate sewer or water taps. don't limit the options for basements in detached ADUs (size calcs should be based on main level floor sq. footage), especially if there are max height limitations.
10	look forward to the next meeting in August.
60	Map on website has no districts identified
67	I live in Southglenn near AHS

In-person comments about ADUs	Comment Category
Lots over ¼ acre and bigger	lot size
transit would be good	near transit
I agree with the whole list	support with reservat
Minimum lot size 12,500+	lot size
Minimum ADU size 300sf	ADU minimum size
At least ¾ acre near transit	lot size
At least 20' to lot line and near transit	near transit
at least 20' from lot line	setback
Appropriate in some places	support with reservat
In neighborhoods ADU could be helpful to provide rental income	support rentals
Yes on large lots w/acreage	lot size
I love my one-level condo	senior
See a huge need at Arapahoe and Boston would like to see more funding	specific location
ADUs sound OK - but not for me (not in my house)	support with reservat
I like that this doesn't cost the city money	low-cost to City
Improve walkability	walkability
Crucial where we have limited space	support
What is the City doing about scrapes? It is something the city needs to consider.	scrapes
Education for homeowners about process/utility contacts	educate homeowners
People want to be here whether there is housing or not. Do you want them housed or in your yard?	support affordability
Complexity with Denver Water full service districts	utility concern
How will the City manage/control ADU Short Term Rentals (VRBO), licensing?	short-term rental con
How are ADUs taxed?	tax concern
How does the City verfiy building permit for ADU?	City process concern
Utilities - ADU. Will the applicant have to contact each utility to see if capacity is available or is the City going to vet the areas they allow ADUs to be built?	utility concern
How will ADUs fit into all the parking. Other recent ordinances passed to address resident complaints?	parking concern
Has the City contacted HOAs to see who allows this and who doesn't?	HOA approval of ADU
Could help with affordability but worry at STRs and don't want in my neigh. [neighborhood]	short-term rental con
How does the City plan to manage and track "Affordable Units" and not get into trouble like Aurora? Greenvally Ranch?	City process concern
Piney Creek/Orchard Area - can't build more along Orchard currently but lots of room for housing	specific location
We need to increase minimum wage too. \$20/hr in CO is still poverty level	minimum wage

Not on my property but okay with idea generally. Don't know what the answer is.

support with reservat

Live in more rural area of District 2 - like idea, but not sure infrastructure would support. Also concerned at STRs.

utility concern

Question of the Week

#7

Inclusionary Zoning

The following comments were submitted in response to our seventh "Question of the Week." This question opened the week of July

11, 2022.

Receipt Number	Do you support a program that requires some affordable housing units to be created in the following cases	Comment Ca
6	How is "affordable" defined? And what metric(s) will be used to determine whether we have too many or too few affordable units in any given area? Also, housing would be more affordable if we had more human-scale development (less car-centric), negating the need for an expensive vehicle.	
7	Absolutely NO density bonuses!!! The housing we allow now is already waaaaaay too dense, e.g., SouthGlenn & The District. Absolutely NO cash-in-lieu!!!	oppose densit
8	I appreciate the diversity of income that a program like this would provide in a housing community. However, I believe programs which require the developer/owner to provide the units at lower cost will ultimately lead to a lower supply of housing. We should be expanding renter assistance and tax credit programs for affordable housing supply.	support other approaches
9	Programs like this rarely work. New York, Baltimore, DC are all great examples. The developers that are forced to build and rent below market housing I will recoup their rents from market rent payers. With extremely high rents already, this would be a disastrous idea. You will end up making it more expensive to live here and punish those that are already working hard to stay in centennial. We don't owe anyone a place to live.	impact marke
13	Yes, they have to have a job! No job, no affordable housing. Sorry, I have worked all my life, cutting yards at 12, delivering papers, busboy, dishwasher but there is a new class of people that steal, rob and beg for money and I don't want to live close to those people.	
17	I don't want developers wiggling out of this. single family homes - not needed. housing development companies - ALL of them need to develop affordable housing as well. they have no incentive to make it affordable.	
18	I'm don't necessarily have reservations, I'm just not sure what proportion of units should be designated as affordable. I suppose it depends on the type of "unit", the location, the demographic of the residents, etc.	
19	It is extremely difficult to get inclusionary zoning right. The track record is terrible, with many programs producing increased housing prices in the cities that adopted them: https://better-cities.org/community-growth-housing/inclusionary-zoning-hurts-more-than-helps/amp/ . Cities that are serious about providing affordable housing should be looking at easing zoning restrictions on denser housing instead.	support other approaches
20	Smaller developments could be offered the option of paying into an affordable housing fund rather than building affordable housing themselves.	
23	What are our options for EXISTING housing developments not just new ones?	
24	Not a government issue	
26	I support Inclusionary zoning - but NOT if it includes bonus density. There is NO WAY I will support bonus density. Inclusionary zoning should be across the city, and not just certain districts.	oppose bonus
30avoid traffic congestion.	traffic concern
32	Only if at least 10% of units affordable.	
34	Reduce the size of the units to make them affordable but do NOT reduce their quality. Require off street parking for every unit---never compromise this component. Reserve these units for only people who have lived in Centennial for a long time or who have a long work history (5+ years) in Centennial.	smaller units
36	Needs to provide at least 10% affordable housing. Anything less, its not worth it and I don't support it. We don't need a lot of huge housing developments that provide only a handful of affordable units.	

Receipt Number	Which of the following do you think are important advantages of creating an inclusionary zoning program?	Comment Category
7	Centennial needs a program to help renters pay the exorbitant rents that are out there. We are not a poor city!	support rental subsidy
8	Stability of housing for low income	housing stability
9	We can encourage more diversity in other, more productive ways.	support other approaches
13	Yes, they have to have a job! No job, no affordable housing. Sorry, I have worked all my life, cutting yards at 12, delivering papers, busboy, dishwasher but there is a new class of people that steal, rob and beg for money and I don't want to live close to those people.	
19	When incentives are properly aligned so that developers are not deterred from building by affordability mandates, they're a good thing: https://www.sightline.org/2017/03/20/seattle-gets-mha-right-in-downtown-and-slu/	support affordability
26	In addition, it will undermine Denver's housing program if suburbs, such as Centennial, do not implement inclusionary zoning.	support inclusionary zoning
29	I would also support a well designed alternative where developers could contribute \$ to a fund that would be used for affordable housing. This needs to be done in a way that ensures the funds are used for viable projects that create affordable housing.	fee in-lieu
30	Opportunities opened to people of lower income due to many unforeseen events in their lives and giving people and families a more level playing field for success.	support affordability
34	Inclusionary zoning will allow our recent highschool and college grads (young adults starting their independent lives) to stay in Centennial. It might be that older or disabled Centennial long term renters can move into living situations that better fit their needs without moving out of their hometown.	youth and young families

Receipt Number	What potential disadvantages concern you about the creation of an inclusionary zoning program?	comment category
3	It is difficult to make a company build affordable housing.	
7	Centennial needs to be willing to put money where its mouth is. (A)	funding
9	It is an unfortunate fact that with low income housing comes more crime. We have already seen a large increase in property crime in our city that is not being addressed by the council or the police. We don't need more.	crime concern
13	Yes, they have to have a job! No job, no affordable housing. Sorry, I have worked all my life, cutting yards at 12, delivering papers, busboy, dishwasher but there is a new class of people that steal, rob and beg for money and I don't want to live close to those people.	
17	can they live there making \$15 per hour? if you want "the help" to live where they work, this is how affordable it has to be.	minimum wage
18	I need to learn more about this and hear a more thorough explanation of the above concerns.	seeking details
19	The link I put in my answer to question 2 showcases Seattle's success with an affordability mandate shows that success is the exception, not the rule. Outside of downtown, Seattle's affordability mandate has been counterproductive: https://www.sightline.org/2017/01/23/higher-prices-fewer-affordable-homes-draft-mha-numbers-dont-pencil/ . Seems like the success in downtown was accidental, not something a city could do on purpose.	nuanced regulation
23	Public pushback - need for education and awareness to reduce misinformation around affordable housing; definition of 'affordable housing' - what does that mean? similar to my checking the B option above: it does not tend to serve the lowest income residents (generally falls under 30-60% AMI), what would ours in Centennial be?	education
26	I see no disadvantages and have no concerns. You need an option F - "there are no disadvantages"	support inclusionary zoning
29	I feel the benefits of the creation of more affordable housing outweigh any drawbacks. This strategy needs to be one of many adopted by Centennial to deal comprehensively with the problem of the lack of affordable housing.	support inclusionary zoning
30	Cost prohibition for lack of loans through big banks can become barriers.	financing concern
32	3% would give only a handful of units. Should be at least 10% or not worth it.	
34	Official "affordable units" created using an inclusionary zoning program are difficult to track over many years. How do you guarantee that the units are always sold or rented in the future at the reduced rate to only a qualifying person?	City process concern
35	Any unit that is labeled as affordable must be carefully tracked to make sure that the rent or purchase price always stays affordable. If not always... then for at least 100 years.	City process concern

In-person Comments about Inclusionary Zoning	Comment Category
Strip mall redevelopment	In Commercial areas
yes we need to support all people with housing needs	support affordability
Would like to see 3 story on top of stores (mixed-use) they are helping the solution	mixed-use
SO important - thank you!	support affordability
Affordable senior housing near businesses x2	In Commercial areas
Downsizing ranch (main floor bedroom)	senior
Tax incentives for transit oriented development	transit-oriented
1st time home buyer	youth and young families
Affordable for the many	support affordability
Do market rate units become more expensive?	unintended consequences
Affordable for the many	support affordability
What are other cities' experience with "fee in lieu"? Seems easier to pay the fee and get out of the affordable issue - the \$ \$ won't solve the problem if no one builds affordable	oppose fee-in-lieu
Are all apartments in Centennial full? IF not, shouldn't be building more. Maybe subsidize units to allow families to afford what's here?	fill apartments before building
Income levels are not keeping up. Grocery workers don't make enough to live in our City. That's not right.	support affordability
We need to do something! People don't want shelters but they also don't want affordable units. Where are people supposed to go?	support affordability
I was homeless and lived in my car. It takes only one event to cause someone to lose their home. It can take 2-5 years for someone to get out of homelessness.	personal housing story
1 - yes, but only near light rail and I-25 - Urban Center Zoning	near transit
Need more Section 8 housing - I would pay higher taxes	support affordability
Oh hell yeah	support affordability
Big benefit of increased diversity in schools	support affordability
Concerned about institutional investors	institutional investors

Question of the Week

#8

Housing Needs

Assessment

The following comments were submitted in response to our eighth "Question of the Week." This question opened the week of July 25, 2022.

Comment ID	Comment on the Housing Needs Assessment	Comment Category
5	It is important that the city have a wide range of housing to accommodate the needs of all levels of income and family size. It is also important that there be housing that meets the needs of seniors whose families are no longer living with them and who want to downsize to a more accessible home. Freeing up the larger homes that seniors no longer need will make available older homes that may be more affordable to young families.	mix of housing types
6	need to change with the times and allow more people that are unrelated to live together to even afford rent/mortgage.	multigenerational
7	Thank you for your comment, Sonya.	response
8	Hi Krista, thank you for this feedback.	response
9	I find this confusing, and hope you can add text to clarify. Do this mean: There are 6,347 people who both live and work in Centennial? There are 50,856 Centennial residents who work outside of the city? And there are 63,683 people who work in Centennial but live elsewhere? Can you please mention: what percent of working Centennial residents are out-commuters, and what percent of working Centennial residents both live and work in the city?	Question
10	I think this bullet is a bit misleading. in-commuting may have increased, but relatively few people both live and work in Centennial. About 88% of Centennial workers are out-commuters, making them in-commuters to other cities. The Centennial data shows most people do not work where they live. Also see my comments on page 23.	Question
11	Is this 82% in 2020 or 2022?	Question
12	This seems speculative to say there is a shortage of luxury rentals. Not everyone wants to spend 30% of their income on rent (and with car payments, student loans, child support, etc. not everyone can afford to spend 30% of their income on rent). In addition, my impression is most new multi-family construction in Centennial is luxury, high-end, so this gap will be quickly filled.	affordability
13	I think it's worth mentioning that in total, there are more rental units than demand (7600 units for 7400 renters). If I look at households earning more than \$35,000, there is a rental demand of about 6200 units and supply of about 7300 units. Are there more rental units than demand for people making over \$35,000?	Question
14	I agree there is a need for affordable housing, but don't agree with the point about in-commuting, since so few Centennial residents work in Centennial. From the west end of the city, it would be more efficient and preferable for someone to live in nearby Littleton, than drive 12-13 miles from the east side of Centennial. And it would be more efficient and preferable for someone to live in nearby Aurora, than drive 12-13 miles from the west side of Centennial. The point about in-commuting does not make sense.	Commuting
15	How many new jobs do you expect to be added in Centennial? How does job growth in Centennial compare to other cities?	Question
16	Still don't agree with this in-commuting argument, because, based on your data, it does not appear that people work in the same city where they live.	Commuting

Comment ID	Comment on the Housing Needs Assessment	Comment Category
17	Do we know what type of housing seniors desire to move to? There are several large mid-rise apartments under construction. Are seniors interested or willing to move into there apartments? Most new multi-family construction is rental (including townhomes). Are seniors willing to rent instead of own? What price-point do they want? Are seniors living on the west side of town willing to move to the east side of town?	Senior
18	Are there any new strategies that have been proposed? If so, can you please add them.	Question
19	Please clarify. What AMI are we using? City of Centennial AMI?	Question
20	What are the city's top housing needs? Did I miss them? Can you list them somewhere?	Question
21	The study says future job growth in Centennial is in low paying jobs. I think you should mention this. It doesn't seem like building a lot of high-end housing will solve the problem, if the work force is in low paying jobs.	affordability
22	Where are the new jobs being created, in the east or west side of town? If new jobs are being created at the airport, then the new housing is probably needed on the east side of town.	Locate near employment
23	Possible Strategy - Would modifying the architectural design standards produce more affordable or attainable housing? Many of the city standards, such as Arapahoe Corridor Standards, result in very high-end buildings. Does every new building really need an exterior with 3 types of natural materials, or superior landscaping? Is there room for adopting lower design standards without significantly compromising neighborhood character? Would encouraging developers to build simpler buildings, without all the amenities and parking structures lead to more affordable housing?	Architectural Design Standards
24	What price point of housing are we targeting? Is more housing less than \$500k or \$600k needed? or less than \$400k? Being more concrete would help me understand whats needed.	question
25	<p>Hi Jane,</p> <p>You raise some great questions about preferences for seniors. During the focus group with the Senior Commission in Centennial held to inform the need assessment, a wide variety of preferences were shared. Generally, low-maintenance housing types were desirable for the group (e.g., single family condominiums, patio homes, or smaller units arranged around a courtyard).</p> <p>The group held mixed opinions about downsizing because the availability of smaller homes in the city is slim, their homestead property tax exemption could be lost, and some participants prefer their current home.</p> <p>Additionally, many seniors live on fixed incomes and are vulnerable to rent increases and new landlord requirements that the tenant provides proof of 2-3 times the rent in income. Finally, seniors shared that assisted living options are very costly.</p> <p>I hope this helped answer some of your questions. Overall, the needs and preferences of senior households living in Centennial are as varied as any other demographic group.</p>	Response
26	Hi Jane, Employment and household projections for Centennial are based on the Colorado Department of Local Affairs employment and population projections for Arapahoe County. We did not perform similar employment projections for other	Response

Comment ID	Comment on the Housing Needs Assessment	Comment Category
	<p>communities.</p> <p>We employed a step-down approach where the projections for a larger geographic area, in this case the county, are used to estimate future growth of a smaller geography, the city. We assume that the city will maintain it's overall proportion of employment and households relative to other communities within Arapahoe County from 2025-2035.</p> <p>Figure III-1 shows the total number of households and jobs gained based on the projections. The employment projections show potential for 17,791 new jobs in Centennial by 2035.</p>	
27	Hi Jane, The 82% homeownership rate is calculated using 2020 5-year American Community Survey data from the U.S. Census.	Response
28	When you consider "affordable housing" I would hope that you are considering HOME purchase rather than primarily apartment housing.	for-sale options
29	Hello Jane, Thank you for your suggestion. We certainly are! You can see the For Sale Housing Needs beginning on page II-26.	response
30	<p>Several places the report mentions townhomes & condos to provide starter homes and a place for seniors to downsize.</p> <p>Does this mean rental or for-sale townhomes & condos? "starter homes" implies for-sale property. Do seniors also want for-sale property or are they willing to move into rentals?</p> <p>I think this is an important distinction. Most multi-family housing being constructed is rental (including townhomes). If the need and desire is for-sale property, then constructing rentals doesn't solve the problem. Rental townhomes won't help if seniors are not willing to move into them.</p>	senior
31	I feel that land and money is the beginning of a shortage. Material and contractors/labor will be a struggle as our younger generation are not learning trades.	construction work
32	I agree. Allow rezoning to existing homes and offer financial incentives for people that want to add a unit to their lot/or change the floor plan. A bi-level and multi levels already have the structure in place. Make it more affordable and incentives for people to learn trades. Learning more about areas that do not recycle material. Nebraska farmers burn homes that still are livable to make room for farming.	financial incentives homeowners who unit
33	What changed in 2011? Was it IKEA? What type of jobs were created, low, moderate or high income jobs?	Question
34	Can you please give examples of jobs in "arts, entertainment, and recreation? Not sure what this is.	Question
35	Julia, from your response, it sounds like seniors do not have much interest in moving into mid-rise apartments. That's unfortunate, because Centennial has a large number of mid-rise apartments under construction or in the pipeline.	Senior
36	Hi Leslie, Thank you for your comments. I'd love to hear more about the material recycling concepts. What do you see as the ideal outcome in Centennial?	Response
37	Hi Melina, I have no idea what is a good idea for Centennial. I don't know how realistic my ideas are, but they may help spark some	commercial buildo temporary housi

	<p>solutions.</p> <p>Shortage of homes and workers-</p> <p>I would use several empty commercial buildings as temporary housing in a world where all things are possible. Perhaps the people that live there are learning a building trade. What are they doing with Peabody School? There is a large empty church on Orchard. How soon would they be taking Sears down?</p> <p>Training could also focus on making recycled resources usable and learning to build with reusable energy.</p> <p>It may not be as crazy as it sounds. Builders will prefabricate off sight the building parts of a home and then place the pieces together like a puzzle on the lot. The material will still be the same. The quality will improve and, I am guessing, be quicker. Still building stick homes, not manufactured.</p> <p>Perhaps the participants sign a long-term contract with the City. They may earn less; they would receive housing vouchers for their future home. Not only would it train the future but perhaps create a community. Maybe to participate in the training and short-term housing, you would have to volunteer a certain amount of time to build the participant's homes. Or help with needed maintenance of individuals' homes that they can not afford to maintain.</p> <p>re-purposing material.</p> <p>Sadly we could not recycle any of the material in Issac Newton. Because of asbestos. Can you imagine what that material alone did to our landfills? The brick does not absorb asbestos. The gym floor and bleachers are impressive wood. Could not something be done to make those materials reusable? I realize the time and money it would take to repurposed such a large project is more than I could imagine. But due to the limited resources, perhaps it would be worth it.</p> <p>All over rural Colorado are homes and businesses that have been vacant. Sometimes the tiny towns buy the business but have no real purpose of doing anything with it. I have seen this in La Veta with an old ski resort. It seems like a lot of research to find the owners willing to sell. These purchases would not be worth it financially. The example I gave in Nebraska of the home the farmers burned down would have only cost time and money to take part and move. Finding those homes would not be complicated.</p> <p>Kiowa is building sustainable homes out of conexs.</p> <p>Current Residents</p> <p>Colorado has lost many of its long-term residents. With inflation, the people on a fixed income will be struggling. Property taxes continue to go up as well.</p> <p>Take the older homes from Holly to University and Orchard to Arapahoe. They have long-term residents in their 50s. (the sandwich generation) The lots are a minimum of .25 acres and several .30. They should be able to put an addition on their home either for family members or as a rental. There currently is no financing for this. You cannot use the future income to qualify if the zoning is not a multi-resident lot. I would like to see this heavily regulated. If you owned the home for some time, you could qualify (the goal would be to keep our Coloradans from moving). The additional building would have to keep with the visual integrity of the neighborhood. I, for one, am sick of seeing California-looking homes in Colorado. We may not be the small cow town it used to be, but I see these ideas potentially creating more small communities in subdivisions and</p>	
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Comment ID	Comment on the Housing Needs Assessment	Comment Category
	keeping housing affordable to our natives or kinda' natives. But truly, I have no opinion on the matter. (ha) :)	
38	Hi Leslie, Thank you so much for this response. I really appreciate you sharing this with us. A few of the topics you highlight are related to strategies the City is currently exploring. For example, accessory dwelling units (which could allow a second, smaller unit on a single-family property) and land banking (which could allow the City to purchase underused commercial property for affordable housing purposes).	response
39	Income restricted homes caused big issues for Green Valley Ranch. It continues to do so. Homeowners can not sell for profit. It has to be restricted by income.	oppose affordability
40	My 88 year old parents sold their home and moved into a lovely 55+ active adult apartment community. They love renting and not worrying about the yard or maintenance. I think lots of seniors would be interested in a lifestyle change if they could stay in their hometown.	senior
41	It looks to be Arapahoe County, which includes Littleton and Aurora and many, many square miles of unincorporated land. Using the county numbers is less than ideal.	AMI calculation
42	Or... perhaps you could say that seniors sold their homesteads to families? The high selling prices are also a reflection on the high demand for homes in the excellent Littleton and Cherry Creek School districts. This type of turnover is not a bad thing, is it? Centennial is a community that strongly values education and is willing to pay for it through taxes and higher home costs.	good school districts
43	Why do you say that it is low income residents are being priced out of the market? The majority of Centennial residents are homeowners, and the selling owners are older. When they die or move to more accommodating situations they are not victimized or displaced or priced out of the market. They take a tidy chunk of change on to their next home. Maybe the much smaller number of renters do suffer like you suggest by being priced out of the market.	question
44	What is a "group" home?	question
45	How can a person who makes less than \$20,000 a year possibly be a homeowner? The only way I could imagine it is if a young professional's parents cosigned on the loan but were not included on the deed. Or, if a senior who bought their home in 1970 took out a home equity line of credit. Or if a person is renting out rooms to help make his mortgage. Or if the breadwinner in the household died and left behind an unpaid mortgage.	
46	Without a doubt the local Centennial West side culture is defined by a desire to attend excellent local schools and live in safe family oriented neighborhoods. Adding additional housing for seniors to downsize would be good, but it must be built within their existing neighborhood...such as in old Sears location.	senior
47	"Over-regulation" can also be defined as prioritizing protective community standards. Centennial does not need to make it easier for ugly housing to be built. Our community wants attractive and safe developments that might cost more...but that will fit into our neighborhood and serve our seniors, families and hardworking adults. Reduce the price/rent of the units by reducing the amenities and the square footage of the units.	smaller units
48	Can there be new households without new units? Probably not. The amount of inventory will naturally limit the number of households.	

Comment ID	Comment on the Housing Needs Assessment	Comment Category
49	Wouldn't affordable rental opportunities also be good options? Not everyone wants to own a home and a lot love the ease of renting.	more rentals
50	Arapahoe county has lots of room to develop and grow. Centennial? Not so much. So why should the city use the projections for Arapahoe County growth to calculate its own growth?	question
51	"relax constraints" implies lowering standards for parking, safety, sustainability, review by neighbors, landscaping, materials and design, and many others elements that are important to quality construction and long term benefits to the neighborhood. Not something we should do.	high quality cons
52	Are "land use regulations" things like zoning for commercial, single family, multi-use, light industry?	question
53	Yes, "land use regulations" would be anything found in the City's Land Development Code.	response

Question of the Week

#9

Expedited Review

The following comments were submitted in response to our ninth "Question of the Week." This question opened the week of August 8, 2022.

Receipt Number	Should Centennial allow affordable residential developments that meet all of the zoning requirements to be considered administratively?	Comment Category
1	I think public comment in open forum needs to continue to be a pre-requisite.	continue public comment
9	Maybe for ADUs. Otherwise, no.	For some projects
10	There should never be an option to skip the public hearing process.	continue public comment
15	It has true affordable housing and not a taking a neighborhood and collecting house price and then changing a percentage more. This is not affordable housing.	For some projects
16	Only if there are clear guidelines and then a public report on why a decision was made. I would want some verification that administrative decision followed logic and regulation.	Document decision
17	Don't understand the question. what does considered administratively mean? sounds like jargon. If by that you mean considered without review, then my answer is NO>	Document decision
18	No -allow one person to approve for an entire community and then a governmental commission approving that approval with no public input? I think not.	continue public comment
19	I would love to live close to work and also make it easier for my husband and I to be close to areas where we can also see our families. We currently live in an area that making it harder to get to work RTD has been unreliable as of late.	support
20	I work in Centennial but cannot afford to live in Centennial. We need affordable housing so I do not have to travel as far for work. I do live in Arapohoe County	support
25	I don't understand why the Community and Economic Development Director and the Planning and Zoning Commission have the final say on what projects are approved, with no community input. This seems like a convenient way for developers to build anything they want. Shouldn't the City Council and the citizens of Centennial have input and approval of residential developments?	distrust government
26	Public hearings are a very important part of the process. I have seen benefits from resident input at several hearings. Public hearings should not be eliminated. Public hearings are part of a democracy.	continue public comment
28	Any residential developments should continue to require city council vote and allow for public input without circumventing those processes.	continue public comment
29	ALL developments that meet zoning requirements should be considered administratively, not just affordable residential developments. Why make it harder for regular development?	Consider all projects administratively

Receipt Number	Should Centennial create an option for expedited review of qualifying affordable residential developments?	Comment category
3	Time is money when it comes to affordable housing. The longer it takes for development applications and plans to be approved, project costs increase. Affordable housing developers have a very limited amount of money and delays can be very expensive to affordable housing projects.	support affordability
7	Public input is important. Is there a way to continue to offer this process in an expedited manner as well?	continue public comment
8	Because this is a bad idea to begin with. Affordable housing has never brought any value to a community. It brings crime and lowered property values. The landlords that are forced to provide affordable housing just pass the decreased rent to the standard pricing tenants. That causes a larger gap in rental prices. I am disappointed that this is being considered in one of the most popular places to live right now. Stop messing with something that isn't broken.	oppose affordability
19	Against closeness to work is a must	near employment
25	This expedited review isn't fair to all developers. I'm afraid City staff will fast track developments and then residential developments will be constructed cheaply and quickly with no oversight. What do the police and fire departments have to say about cheaply constructed developments. I don't think the City Staff will closely watch the construction of buildings or homes to meet the City's requirements	
26	The city's process is already very efficient. This is not needed.	
28	Any review of resident developments should go through standard processes and require a vote and public input at city council meetings. I have grave concerns that expedited review will allow for projects to be implemented without public input and support.	

In-Person comments about Expedited Review	Comment Category
Create a step in development for large complexes w/out public funding to include incentives for a public review.	incentivize public comment
For repurposing of largely vacant office buildings and possibly conversion of some floors of underutilized hotels.	For some projects

Question of the Week

#10

Bonus Density

The following comments were submitted in response to our tenth "Question of the Week." This question opened the week of August 22, 2022.

Receipt Number	Should Centennial consider encouraging the creation of more affordable residential construction by allowing affordable projects to have “bonus density” in the form of extra height or extra building size?	Comment Category
1	All parts of centennial should be built denser, and sing,s family detached zoning should be banned.	support density
3	Seems like a bogus solution to add more development. Doesn’t seem like the best solution for tax paying citizens.	oppose density
15	Density lowers quality of life for all. Density is bad for the environment. Increased Crime follows density. Increased density disproportionately increases the burden and costs on municipal services. There are plenty of towns in Colo who would love increased population. (There is a reason Centennial is the safest town for its size in colo)	oppose density
16	this issue is much much more than land availability and income.	
18	I'd like to see something like Parkside Village, with a diff name of course, but be built out east of E470. There's still enough land out there. For 60-65 and older. Wind crest is too far west of here, and 4 of my 5 kids live out near us. (we live by the sprouts store on Smoky). Any available land around Southland?	senior
19	Allow the economic markets to work as they ebb and flow. Currently housing prices are going down and rents may soon soften.	market forces
22	Extra height or size exceptions are not good for quality of life of the community. Just build much smaller units (less expensive) and it naturally becomes more units per square foot. A studio apartment with 300 sf is great for a newly independent highschool graduate, a senior, or low income worker.	smaller units
23	The Land Development Code should be changed too.	support density

Receipt Number	If a housing development provides affordable housing, should the project be provided any of the following bonuses to help add more building space and offset the cost of providing the affordable units?	Comment Category
1	Add protected bike lanes and paths	add bike lanes
3	Zoning are in place for a reason.	support zoning
5	Any residential devpmt needs respect the codes and zones. You cannot benefit the community at any price level, by reducing quality of life and increasing density. Increased density is anti-environmental, anti-safety, anti-traffic flow. How bout asking the State to stop subsidizing out of state employers by giving them \$2.5milluon tax breaks so their out of state employees can move here and drive up housing prices whiles coloradans pay the price.	oppose density
9	I read that the City Council has approved five story buildings. With more units, you definitely need the required parking sites. I think there should be a limit on the number of units or buildings so as not to jam families into tight fitting spaces. Required landscaping should be a must as everyone likes areas of calm and beauty.	oppose bonus densi
11	extra height, reduced parking, reduced setbacks, reduced landscaping are just horrible ideas. It's like everything that would make a building more objectionable.	oppose bonus densi
12	Definitely No increase in height. I'm ok with smaller size units.	smaller units
15	Lowering the quality of building codes and the quality of a commtty to make exceptions for developers has proven in Denver metro to be a developers dream, often pad for with campaign donations, and residents' nightmare.	high quality develop
16	This will change the things that makes Centennial/Metro Area great.	oppose bonus densi
22	Any exceptions such as those listed will not age well and will bring down a neighborhood. Once a building is built you can not ever reduce its height or bulk. Reducing landscaping and green requirements reduces the sense of quality and community and lowers overall satisfaction, calm, and crime.	oppose bonus densi
23	Landscaping could be reduced if it is non-functional (e.g. useless turf on medians and setbacks), but there should still be open, shared spaces for people to gather outside and street trees for shade. Parking minimums should be reduced or eliminated, especially around transit.	support bonus dens
25	No extra height of one story! Building height should be limited to 3 story, except for the I-25 corridor. 5-story 75 ft should not be allowed at Southglenn!!!	oppose height

In-Person comments about Bonus Density	Comment Category
Only within 1/2 mile of I-25	near I-25
Setbacks - depends on location	location dependent
You can put a pig in a dress and it's still a pig. This looks like corp. welfare. Create opportunities for large companies to exploit.	oppose bonus density
Do not support effort at all. Not everyone <u>should</u> be able to live everywhere. Need to address homeless.	oppose affordability
Allowing trade-off density for affordable does affect the neighboring property (mostly SF) and concerns have already been raised with redevelopment projects. (district 2)	oppose bonus density
Not for profit could do this - habit for humanity (district 1)	work with non-profits
Bonus density - add height	climate impact
City evaluation of energy use and trees/plants for global warming	
Setbacks and Parking should not be changed (district 2)	
Do not want to see this	oppose bonus density
Only within 1/2 mile of I-25	near I-25
Setbacks - depends on location	location dependent
You can put a pig in a dress and it's still a pig. This looks like corp. welfare. Create opportunities for large companies to exploit.	oppose bonus density
Do not support effort at all. Not everyone <u>should</u> be able to live everywhere. Need to address homeless.	oppose affordability
Allowing trade-off density for affordable does affect the neighboring property (mostly SF) and concerns have already been raised with redevelopment projects. (district 2)	oppose bonus density
Not for profit could do this - habit for humanity (district 1)	work with non-profits
Bonus density - add height	climate impact
City evaluation of energy use and trees/plants for global warming	
Setbacks and Parking should not be changed (district 2)	
Do not want to see this	oppose bonus density

Question of the Week

#11

Land Bank

The following comments were submitted in response to our eleventh "Question of the Week." This question opened the week of September 5, 2022.

Receipt Number	Should Centennial establish or partner with another organization to create a land bank with the authority to purchase (through voluntary sale from the property owner only) distressed properties, such as existing vacant or abandoned commercial properties or severely tax delinquent residential properties, and then clean-up and hold those properties for later development of affordable housing?	Comment Category
3	Not if it takes property off of tax rolls. Not if it uses immanent domain or other condemnation.	tax impacts
4	Where will Centennial get the money to buy properties? How will properties be selected/vetted? I think a better investment is open space if the land is undeveloped. We do not have enough open space for	open space
7	Govt is not charged with nor should it be in the business of land development or real estate or housing. Only land acquisitions should be the protection of open space and/or for parks, preserves or historic sites that can be come public use living or other museums	open space
9	Just include a blanket requirement that 20% of all new developments need to be affordable. That way, any housing will automatically include affordable housing.	
10	Proper, transparent oversight by, say, a citizens' committee would be key to this effort.	resident oversight

Receipt Number	Which of the following options do you think would be appropriate for land bank purchase (through voluntary sale from the property owner only) to eventually create long-term affordable housing redevelopment opportunities?	Comment Category
4	Definitely NOT in established single family home neighborhoods. MAINTAIN the suburbs. It is very sad to see single-family homes replaced with townhomes/apartments.	maintain suburbs
5	No more than duplexes in single family neighborhoods.	gentle density
6	Replacing single family homes with townhouses or duplexes can disrupt the "feel" of a well-established neighborhood and create a crowded situation	maintain suburbs
9	A large development of affordable housing is less desirable than requiring affordable housing in ALL new developments. As an aside, any Centennial senior that sells their single-family home will usually have enough equity in their home to buy or rent a small condo/townhome/duplex.	
10	Consider the zoning of these properties--if they're failing, perhaps it's because they are not zoned correctly (e.g. strict commercial vs. mixed use).	mixed-use

In-person comments about Land Banking	Comment Category
D#3 - Later development is great BUT it does not need to be only affordable housing. Getting rid of abandoned property and making it vibrant again is good.	support for all housing
D#2 - By utilizing existing structures, the building is there & ready for conversion to living units. This seems a logical first step and fairly easy to accomplish.	Building re-use/conversion

This is a good idea if only affordable can be built on it	only for affordable housing
D#3 - For high density MF must be near mass transit	near transit
Mass transit availability only i.e. I-25 corridor 1/2 mi radius	near transit

Question of the Week

#12

Fee Reduction

The following comments were submitted in response to our twelfth "Question of the Week." This question opened the week of

September 19, 2022.

Receipt Number	Should Centennial help defray some of the costs of submitting an affordable housing development project for City review by reducing the application fees that are charged by the City?	Comment category
1	My work has caused our family to move to various cities across the United States. When living in Georgia I would have preferred to live in Buckhead, but instead lived in Sandy Springs due to cost. When living in Los Angeles I would have preferred to live in Bel Air or Malibu, but I instead rented in Marina del Rey due to cost. When living in Washington D.C. area I would have preferred to live in Bethesda or Georgetown, but I lived in Colesville due to cost. When living in San Francisco area I would have preferred to live in Sausalito, but instead lived in Campbell due to cost. One of the great benefits of the Denver metro area is that we have few natural barriers to growth, and relative to other cities we have a capable highway system (one can live in a less expensive area and commute to work without unreasonable impact to quality of life). Every city has areas that are less expensive and more expensive. Please let market forces inspire the future direction of Centennial vs. trying to engineer the outcome.	market forces
2	How will the the City review process be changed such that it costs less to process applications?	impact to City operations
3	This is not fair to existing homeowners.	oppose fee reduction
5	Unless a project contains at least 25% affordable units, there should be NO density bonuses or fee waivers. Of course, we have no say over water & sewer fees.	minimum per affordable
6	More information needed. What is considered "affordable"? How many units would be deemed affordable? How many years are they required to be affordable? Denver did this and it's nothing but a clever scam. Limit growth until there is water to support.	utility impact
11	Would be more affordable for those who cannot afford	support affordable
12	This will give more people a break to succeed in owning/renting a home and to fully engage in their community	support affordable
13	Housing should be a function of supply and demand. If there is a demand for affordable housing the economic system should see this void and build housing to meet that demand if they can make a profit. If the builders don't see a demand for this housing and be able to make a profit, then the buyers could look to some other place to live that has housing that meets their price point. This could be in Colorado or some other state.	market forces
15	Specifying larger amounts of affordable housing could disincentivize development. Better to facilitate all residential development.	support all development
17	This is not going to encourage new construction of affordable housing units in Centennial. The cost of building new homes is expensive due to labor shortages and supply costs. Centennial should not be focused on affordable housing units - Centennial should be focused on crime in the City. Affordable housing units will only increase crime which is already a problem that is not being appropriately addressed.	address crime
18	Set a certain percentage, but be realistic so as not to make a project unfeasible/not pencil out...whatever that may be (and it may depend on the specific development under consideration).	support affordable
19	so everyone else subsidizes affordable housing? Really subsidizing land developers who think they can make more money by building so called affordable housing.	oppose fee reduction
21	The city should be doing everything it can to help facilitate affordable housing, I appreciate seeing that happen. I believe cities and municipalities should also mandate that all new housing developments going forward include 20-30% affordable units. Please also keep in mind that not all families needing affordable housing should only have apartments to choose from, row homes, town homes with at least a little outdoor space for gardening and such needs to be included as the economically disadvantage should have choices other than stacked housing.	support affordable
23	Yes, for all projects (affordable or not). Make housing more affordable for everyone. If subsidies are given to some they will be made up by increasing costs for others. Make housing affordable for all!	support all development

24	Projects must have at least 25% affordable housing to qualify for a fee waiver. One or two units would be useless to make a dent in the need.	minimum per affordable
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Receipt Number	Should Centennial help defray the cost of application fees charged by agencies outside of the City by providing City funding for the applicant?	Comment category
2	What is the magnitude of this funding? How will this revenue be raised?	seeking deta
3	This is not appropriate nor fair to existing homeowners.	
5	With at least 25% affordable units.	
11	Easier to get a home	
12	Same as above! We need more people of all backgrounds and income levels	
13	Let's not increase city expenses for affordable housing.	
15	Yes, new developments do not need additional barriers. Removing them is positive.	
17	Absolutely not! The City of Centennial should not cover costs of certain projects and not others. If voters have voted in a tax, it should be applicable to EVERYONE!	oppose fee reduction
18	Provide an actual example - what/how much would tax payers actually pick up the tab for an affordable housing development.	seeking deta
19	So the city is going to use tax dollars to subsidize "affordable housing"? Why not use some of that money to fix streets that are literally falling apart - drive through the intersection of E. County Line Road and S. Quebec Street - full of poorly repaired holes, ruts, peeling overlays, dips etc. and then try and do something with S. Quebec Street north of there - the city should take down the Welcome to Centennial sign - it reminds drivers of who is responsible for the mess they are driving on.	road repairs
23	Since all citizens would supposedly benefit from (a new fairground) everyone should have skin in the game and pay for the facility.	
24	They are separate entities.	

In-person comments about Fee Reductions

Comment Category

Yes if it supports affordable housing. No if it just supports the fairground for example (this question is worded unclearly)	support affordability
25% of housing must be affordable	minimum percent affordable
we need to find ways to limit/reduce fees. \$50k is absurd for tap fees	support fee reduction

Question of the Week

#13

Infrastructure Funding and Flexibility

The following comments were submitted in response to our thirteenth "Question of the Week." This question opened the week of October 3, 2022.

Receipt Number	Should Centennial explore funding options for affordable housing project infrastructure?	Comment Category
2	Yes - ensuring that rent/home ownership is affordable in Centennial allows folks to stay in this great city, particularly blue collar workers.	support affordability
3	I think the City should build the roads but, shouldn't fund the utilities. Other funding options would go toward that.	roadways only
4	Centennial has many other projects/problems that need attention before this one.	not a priority
9	Funding housing in not the government's job.	not the government
10	If there are programs (e.g. federal funds) out there, then by all means, apply for them. But land use, (zoning, parking minimums, etc.), and taxation (e.g. land use vs property tax) should solve the problem of affordability in housing infrastructure.	zoning flexibility
16	Yes, but only if it is to help our Centennial families and workers. We do not want to accept funds if it means we must build and provide housing in Centennial for bums, crooks, or addicts that do not work in Centennial.	

Receipt Number	Should Centennial review the existing roadway design standards for options to create more design flexibility for affordable housing projects?	Comment category
2	I'm not 100% sure what that means. I think roadway design standards can help facilitate the growth of affordable housing along important corridors (thinking of transit, bike lanes, wide sidewalks beyond ADA compliance here). I think there should be some room for affordable housing developments to implement capitol improvements as a form of transportation impact fees. Maybe a mitigation bank could help Centennial improve streets where they see fit as a form of transportation impact fee as well.	multimodal transpo
3	And make sure all affordable housing is located near transit!!! To keep life affordable, people won't necessarily own cars.	
4	Existing residents are struggling under existing/proposed regulations. Should not have special breaks for certain projects.	
8	What is Centennial's budget to subsidize affordable housing? How is the revenue generated?	seeking details
10	This question is confusing. It asks about roadway design flexibility but then gives an example about potential fees applied to new affordable housing projects...? That said, yes, roadway design should be flexible. Our roads are too wide, our sidewalks are too narrow, and separate/safe bike infrastructure is nearly non-existent. Neighborhoods need better connections to each other and to destinations (businesses, shopping, etc.).	multimodal transpo
13	The example used in question 2 does not seem to relate to the question. I would be in favor of roadway design flexibility, but am not sure regarding the issue of Centennial paying for specific fees as there the potential for MANY scenarios exists.	
15	Narrower streets - that is a terrible idea for a low income housing complex. The amount of land that would be saved to add additional units is minimal. And narrower streets cause issues with pedestrian traffic, deliveries, and are easily clogged. In addition, the low income housing areas are going to be littered with cars. Narrower streets will only cause more issues with dealing with excessive cars. This will be an issue with wider streets as well. They will be clogged with excessive cars that may not ever move. The affordable housing should focus on car storage in parking lots, garages, carports, etc.	
16	Expectations of landscaping, set backs, sidewalks and parking should not be compromised. Parking should all be on site—not at the curb.	

Receipt Number	Additional Feedback on Infrastructure Funding and Flexibility	Comment Category
2	Thank you for doing this work! Affordability is so important, and I know housing planners can be labeled unfairly. Keep fighting the good fight!	
3	Tiny house developments and ADUs are needed. My house was originally 1,100 sf when we moved in. It had 3 bedrooms, 2 baths, family, dining, and living rooms. This is doable!!!	small single family
6	The City has no control over the economic factors that affect this situation now or will in the future.. Let's not waste City and residents' time and money on something the City has no control over and therefore no way of impacting, now or in the future.	market forces
16	Are the fees for roads and water taps the kind of fees that Metro Districts usually cover?	
17	I think much could be gained by eliminating rentals in areas that are zoned residential. Rentals are a business and MUST be handled as a business. Many more houses would be available for new and long term owners if renting was not an option. Additionally, rental properties generally are not kept up consequently are a liability to the neighborhoods, causing inconsistent appraisals hence also tax structures/markets! This would obviously be a long term goal but certainly would enhance any city's base/structure! Thank you for your consideration of this extremely important proposal.	

In-person comments about Infrastructure Funding and Flexibility	Comment Category
not public utilities, but the City is used to building streets. We can help there	roadway only
East area of District 3 only	location specific
only if for affordable housing for ownership	ownership
flexible infrastructure options is a key to reducing housing costs	support flexible infrastructure

Question of the Week

#14

Rental Assistance

The following comments were submitted in response to our thirteenth "Question of the Week." This question opened the week of October 17, 2022.

Receipt Number	Should Centennial explore creating a rental assistance program?	Comment Category
2	Be aware of whom the target person is for this assistance and make the income limits accordingly. For example, if a teacher, someone working in food service or grocery stores etc are your target people, do research of what the average salaries are and make sure those people will be approved.	workforce
3	2 prongs: ask the landlord to lower the cost x amount (possible prop tax trade off?) & City makes up the difference (up to x% of units [10?]). Also, have a list of all available rental assistance prog. on City website & available on paper.	landlord comp
6	or encourage raising income for all employees. wages are stagnant but the cost of living increases. How can the local government get employers to pay the people a living wage? all the people?	raise income
8	Seems like another government program that is a band-aid on the larger issue: the lack of affordable housing. If you fix zoning, tax issues (e.g. land use vs property, or tax second/third homes higher), the market should work out the appropriate supply and pricing of homes.	other solutions
10	More bureaucracy	bureaucracy
12	Landlords will just increase rent to milk more out of the city. Never trust a landlord to do the right thing - there are no moral or ethical bounds when an incremental nickel is at stake.	landlord distrust
13	There are already rental assistance programs provided by the federal government. The last thing that I am interested in is for my city taxes to be used to subsidize housing! The City is off-course in spending time and energy on low income housing. I have not chosen to live in the City of Centennial for 18 years so that it can bring in low income housing to my neighborhood and foster growth among low income rental units. This will not prove to be beneficial for the City or its residents. It will increase crime, decrease safety for long term residents, increase littered cars and vehicles, increase code violations, increase traffic, etc. NO THANKS!	oppose afford
14	Centennial should not have a program that just gives away money for a few months to a few individuals. We need to invest in long term housing solutions that are well planned. It would be better to invest in a program that partners with developers to build a variety of housing including small and basic units. Any development should include basic and small studios, one bedroom, and two bedroom casitas/town homes/condos/homes. Those small basic units would naturally rent for less and would serve our city's workers for decades. Any Centennial resident that needs temporary financial assistance can seek help from Arapahoe County or the State of Colorado and many charities in the region. In addition most Centennial homeowners also have equity in their homes that they can draw on. All banks will offer short term personal loans to employed credit worthy individuals. Our young city was not set up to be a charity that gives away money---it was setup to serve its families and hard working residents.	other solutions
15	Centennial should not assist with rental payment. Businesses, organizations and HUD should help.	not government

Receipt Number	Should Centennial create a rental assistance information program?	Comment Category
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6	this absolutely needs to happen with or with out rental assistance.	
10	More bureaucracy	
11	There is nothing more important than having shelter and a place to call home. Somewhere you can rest and live. While I'm fortunate enough to be able to afford to live here, I implore you to do everything you can to make sure EVERYONE is able to rent or buy. We're talking about keeping human beings off of the streets. Actual people that have thoughts, feelings, dreams, goals. Crime is also (eventually) reduced if you have children growing up with a /stable/ place to call home. It's hard to think of a better use of taxpayer money than it going toward helping the poor (regardless of how they ended up in that situation), disabled and elderly among us.	affordability
13	The last thing the City of Centennial needs to be doing is subsidizing housing costs and wasting time and efforts on creating housing assistance resources. Please focus on more useful projects including reducing crime, ensuring safety, working on traffic controls, working on commercial redevelopment, etc.	
14	Our city was created just 20 years ago on the promise of low taxes, basic services, and self governance. We do not want our city to creat a whole new rental assistance program with staff and overhead. The city's online listing of helpful housing programs is enough.	
15	This program should support people who live and work (or go to school) in Centennial.	workforce

In-person comments about Rent Assistance

Comment Category

would prefer incentives be tax based or property improvement incentives rather than simply cash subsidies. Also would prefer this be for 1 year + (?) thereafter limit 5% escalations	other solutions
I have concerns about short term rentals. People tend to not take care of the property and have a criminal element	oppose short-term rentals
seems like a decent short term solution, but would rather spend the money on longer-term solutions	other solutions
Concerned about short term rental cash payments. I have no doubt that there are people who could benefit, but then what? What's the thought for those families' next step?	other solutions
The idea of helping people who work in Centennial with short term rent is good (or we could just pay the workers more) but not for non-workers	workforce

General Web Comments

When the Housing project first started, the Housing webpage contained a general comment box to ensure anyone learning about the project could provide feedback. The web comment tool was discontinued in April 2022 when the Housing email address was created and more formal input opportunities began.

Housing Website Commentbox
Feedback

Date	Please share your thoughts on housing with us:
1/10/2022	My friends referred me to Stephanie Piko, about ideas on housing I had. One idea for affordable housing that I saw about a 5 minute news clip on something tried in Los Angeles area. On Fox News on Dec. 25 or 26, 2021. They used a public/private partnership to build some housing in about 1/3 the time and about 1/3 the cost (about \$175K vs. \$550K per unit). They built 2 bedroom units out of multiple shipping containers combined together. Total unit looked like a modern/industrial apartment complex (not like junky shipping containers) with an artsy stairwell and 3 levels. The organizations supporting it had been working on low cost housing solutions in the LA area for over 20 years. Thought it might be interesting idea to check out. Also, I had some other ideas from my time working with a variety of non-profits and my time in a variety of foreign countries. [Note: this comment has been edited to remove personal information, names, email addresses, phone number, etc.]
2/10/2022	The city needs to explore rezoning commercial areas to allow for new multi-family housing. The strip mall on the corner of University and Dry Creek is primarily empty and is an eye sore. It would be very easy to rezone and build much needed housing which could face the open space, near public transit, within walking distance to schools and a grocery store. There is little sales tax being generated by empty big box stores and the few businesses remaining in that strip mall and frankly, makes the area look dumpy and run down. Same is true for part of the Cherry Knolls strip mall - businesses could be consolidated to one area and extra space opened up for housing opportunities that are near all sorts of amenities and transportation options. Seems not having several 1/3 full strip malls is less ideal than a few that are bustling and allow the city to increase housing availability and capture additional property taxes. Allowing for secondary sites on larger property is also encouraged as it allows multi generational families to live together which is becoming more and more common and necessary.
2/11/2022	Why aren't there more duplexes, triplexes, and quadraplexes in Centennial? There always seems to be lots of concerns of people being unable to afford to live in Centennial, but there is no action to exploring options that might ease the housing crunch. Perhaps The District would have been a good place to start exploring how developers could be involved in this, i.e., providing some incentive to get them to consider this (rather than city spending money on the High Line Canal).
3/11/2022	From what I have observed in Centennial, we could use low and moderate cost independent - living housing for seniors.
3/16/2022	Housing in the Denver metro region has been steadily becoming more and more unaffordable over the past fifteen years, but especially over the past five years. This year alone, rent for myself and my partner in Centennial increased by 12%. We have known for the past couple of years that we would be priced out of the region eventually. Every year since 2007, our rent has increased by at least \$50-\$100/month. This last rent increase, however, was a shock and is pushing us to move out of the region sooner. We wish to buy a home, but we believe in living within our means, and currently, homes in the Denver metro region are priced beyond our means. Wages in the region have not kept up with the costs of living. If the Centennial community wishes to retain residents and grow, it must think about housing in a more expansive way than simply building a handful of affordable houses/condos. Rent control laws, limiting private equity from buying properties, and ensuring that those buying homes in Centennial are those living in those homes would benefit many. Like food and clothing, housing is a need and shouldn't be unattainable

**Housing Website Commentbox
Feedback**

Date	Please share your thoughts on housing with us:
3/25/2022	<p>I read your presentation and I think you have identified the problems correctly. Our situation is being locked into a a tri-level home that does not meet our needs for the handicap or maintenance issues we anticipate in the future (we are 77). In order to move, we would need to use the equity we have in our present house. That equity is a big part of our retirement funds. We have tried to move three times in the last ten years with the same result. The problems you have identified are correct. The question remains what are you going to do to change the situation. It is urgent and it is a situation that hundreds of people are in. I think it requires a large financial commitment on the part of the City and so far I don't see it. Please take substantial help those of us who in these untenable situations! I'd like a reply to this letter. [Note: this comment has been edited to remove personal information, names, email addresses, phone number, etc.]</p>
4/1/2022	<p>What is happening with ADUs.</p>
4/12/2022	<p>I watched the David Ortiz town hall meeting regarding affordable housing and I am on board with many of the ideas discussed at the meeting. As much as I like living in our Southglenn neighborhood with single family homes I understand that that model is not sustainable. I agree with Candace moon that we live in homes that our adult children cannot afford. If my husband and I would choose to sell our home we would not be able to afford a more suitable dwelling. We do need to be an inclusive and welcoming community in every way. I strongly feel that people should be able to afford to live where they work and the "middle" people such as health care workers, fire fighters, police officers, teachers, grocery store staff and so forth serve our community. I am irritated that the Streets of Southglenn developers were not on board with offering some of their apartments at a more affordable rate. The housing tour was useful. I guess I would add that new apartments, small family homes, townhouses and so forth should be made to last unlike some buildings that seem to have been slapped together and might be eye sores in 15 years. Green space of course would be important as studies have shown better mental health for those who can see and interact in nature. I am glad to see that this very important issue is being addressed</p> <p>Kathy D</p>
4/14/2022	<p>As a Centennial resident with aging parents I would like to see a policy change to allow Accessory Dwelling Units (ADUs) like Denver county is doing. I support University of Colorado Denver Architecture student Matthew Siegle's research that 'middle housing' inventory is very limited in Centennial and that likely 77% of Centennial residents would support ADUs for aging parents and other uses. Brendan Kroepsch. 913-244-0275.</p>

Housing Website Commentbox
Feedback

Date	Please share your thoughts on housing with us:
4/23/2022	<p>Centennial needs more housing options than solely single-family homes. It is environmentally, socially, and financially unsustainable to keep having these sprawling suburban neighborhoods. Most of the available housing in the area is very large single-family homes but there are a lot of people that don't want to have to maintain that much house or yard. It would be nice to have more options of homes that are in the 1,500-2,000 sq ft range. This could be achieved by infilling existing single-family neighborhoods with duplexes, building smaller house on smaller lots, and by building new complexes of townhomes and condos. And there should be units available to own, not just rental units. Duplexes, townhomes, and condos don't have to just be the option that people settle for when they can't afford a single-family home. People of all income levels are interested in these options as their long-term home.</p> <p>I would also like to see much denser, walkable, mixed-use neighborhoods. However, in my mind, for a neighborhood to actually be walkable, it has to have a grocery store and schools. It can't just be walkable restaurants. People shouldn't need to use a car for their weekly errands. Making neighborhoods transit-accessible would also help people be able to live car-free.</p> <p>Multifamily housing options can be just as livable as single-family homes as long as they are planned out well. Having lived in a townhome for the last five years, the following list is some of the features that would help make multi-family housing a great place to live.</p> <ul style="list-style-type: none"> • One of the main drawbacks of living in multifamily housing is the lack of soundproofing provided by the current popular wood- framed construction. You can have a sense of privacy if the units are well-built enough that you can't hear your neighbors or people in the hallway. • Community gardens provide outdoor space and food security. It is also environmentally beneficial for people to be able to grow their own food rather than having to buy produce that was grown thousands of miles away. A community garden would create an easy place for people without yards to compost so that the amount of food waste going to landfill can be greatly reduced. • Individual garages are also important. Storage can be an issue in multifamily housing, especially in the Denver area where many people own items like bikes, camping gear, and ski gear. Separated single-unit garages are important to allow people to safely store their belongings. The chainlink fence storage units that can be found in some apartment complexes do not provide enough security for people's belongings.

Emails

The following comments were submitted to the housing project email address: housing@centennialco.gov

Date	Email Text
4/14/2022	Good morning. What is the best way for me to find out if building an Accessory Dwelling Unit (ADU), also known as a Granny Flat, is possible in Centennial and specifically on my lot? It would be for my aging parents. Thank you for any additional information you can provide. [Note: this comment has been edited to remove personal information, names, email addresses, phone number, etc.]
5/19/2022	Hi, I attended the workshop on May 17th, and one of the city officials (her name was Jenny) said there are currently about 3,000 units under development and being built in Centennial. As someone looking to buy a residential property, I'd like to get more info about that. Can someone provide a breakdown of the types of units and where they are located? Thanks!
5/24/2022	Good afternoon. Thank you for sending the residential unit mix currently in the pipeline for development/potential development. I note there are a few planned townhouse projects and live/work units in the pipeline for development in the city. Do you know if any of these are "for sale" units or are all of the planned units to be rentals? If there are some "for sale" units planned, how many?
5/26/2022	Hi, Thank you for sharing the info! Looking at the table, it appears that a vast majority of these approved or pending-approval projects are for multi-family(aka., apartments). Is it generally more challenging to get approval and permits for other types of housing such as townhomes or condominiums? Condos are typically designed and structured like apartments, and it would allow more people a chance in home ownership. However, I don't see any condos on the list, and very few townhomes. Does the community generally disapprove of those types of real estate development? If yes, what's the rationale behind it?
6/1/2022	Good evening, If 18% of housing in Centennial is for-rent, does that include both apartment buildings and houses/townhomes/condos owned by individuals that are rented? Something was said at the Housing Workshop about new units to be built, in the pipeline? Was it 3,200 units and how many total housing units were there in 2020?
6/3/2022	Hello, I have a few questions for the housing study consultant: The slides show a median gross rent of \$1728 in Centennial in 2020. Is the median rent the same west of I-25 vs east of I-26, in Centennial? I think its probably more affordable on the east side of the city. Concerning Rental Gaps slide: Heidi said something about high-income renters are renting down because not enough units to meet their demand. But do we know if all high-income (\$75,000+) renters really want to rent expensive, \$1850 + units? Maybe the high-income renters want to rent down to save money for a down-payment on a house? Does the study assume every renter desires to spend 30% of their income on rental housing? Some of the charts and graphs are fairly complex. Will you present to residents the results of the Needs Assessment at another community workshop? Will that be the August workshop? I think there is an email list from Southglenn redevelopment with several hundred names of residents interested in housing. Have you sent updates about the housing study to that email list?
6/4/2022	We are residents in Centennial and are wondering if ADUs will be reviewed during the ongoing housing study. While ADUs may not be practical in all subdivisions, there may be some areas where they can be effectively constructed and occupied. ADUs can provide more affordable housing options for those with expanded families and even for young and elderly individuals. I believe the City/County of Denver has a program that is evaluating ADUs and provides guidance for homeowners interested in constructing one. Please let me know if this is being considered. Thank you.

Date	Email Text
6/7/2022	<p>You didn't really answer my question (see bold text below). Are high-income renters renting down because they cannot find an expensive apartment (signifying there are not enough expensive apartments)? Or are they renting down because they have large student loans or a car payment, and they choose NOT to rent a more expensive apartment (signifying there are plenty of available expensive apartments)?</p> <p>Please pass my questions on to the consultant.</p> <p>Concerning Rental Gaps slide: Heidi said something about high-income renters are renting down because not enough units to meet their demand. But do we know if all high-income (\$75,000+) renters really want to rent expensive, \$1850 + units? Maybe the high-income renters want to rent down to save money for a down-payment on a house? Does the study assume every renter desires to spend 30% of their income on rental housing?</p>
6/27/2022	<p>Hi Robin and Candace -</p> <p>My family and I live at 2171 E Kettle Ave in District 1; I'm a 10 year resident of the neighborhood. I was hoping to attend the District 1 mtg tomorrow night but I have a work conflict.</p> <p>I want to lodge my support for the city of Centennial allowing either attached or detached Accessory Dwelling Units to be built by residents. I'm even ok with them being added to smaller lots than 12,500 sq. ft. I have just under 1/3 acre lot and would like to build a detached ADU in my backyard as an office for my wife who works from home that could be for use later by either of my kids (as they approach adulthood and can't afford \$700k for a house in the area/neighborhood) or as a means of additional financial support for my wife and I as we approach retirement in 10 years.</p> <p>I'd ask that you'd put forward and support a code change to allow for ADUs in the City.</p>
7/5/2022	<p>You build senior rental units but I do not see senior communities like Heather gardens. If a senior wants to sell their home and buy a unit smaller they are hit with federal taxes, and large real estate commissions. Which will harm their long term care if they might need it.</p>
7/6/2022	<p>Hello - Thanks so much for following up. I've responded to the survey and shared it with neighbors and friends in Centennial. I contacted my councilmembers because I am monitoring the Centennial Housing discussion and wanted to ensure they heard my interest/concerns, specifically on my interest/support of ADUs. I've wanted to build an ADU since I moved to my house in District 1 almost 10 years ago. I appreciate the city tackling the issue of housing and good luck - it is a contentious issue given long standing residents and new residents generally have differing opinions. Thanks.</p>

7/6/2022

Dear Mayor Piko:

I applaud your effort to address affordable housing. I have several questions and comments related to the Housing Study.

Description of Strategies

The housing team is beginning to look at strategies for affordable housing. For each strategy, the Housing website says “the materials shared will include a brief description of the strategy, how it would work in Centennial, what benefits it could bring...” In addition to the benefits, could the team also discuss the disadvantages (or obstacles) associated with each strategy? Summarizing the pros and cons of each strategy could be very useful to council in making decisions.

Strategy for Underutilized Buildings

There is a strategy for underutilized commercial and office buildings: “Help reduce the amount of start-up time and cost for housing redevelopment projects by streamlining the development review process for converting underutilized or vacant commercial or office buildings to housing.”

I see the conversion of underutilized commercial and office buildings as two very different things. For instance, there appear to be many underutilized office buildings along I-25. When driving along Chester St north of County Line, I see many “For Lease” signs and empty parking lots. I see many benefits in converting unused office buildings to housing:

- The office buildings have great access to I-25, light rail stations, and the city’s new Intelligent Transportation System (ITS).
- The office buildings are located near employment centers, such as DTC.
- The office buildings appear to be high-quality, with parking structures and parking areas.
- As the cost of construction (labor and materials) is very high, reusing existing buildings could reduce construction costs.
- There seems to be a great deal of risk associated with new construction in Colorado. Using an existing building reduces risk.
- The office buildings are located in Cherry Creek school district and served by Denver Water, both of which are very desirable.

I would be comfortable “streamlining the development review process” for an existing office building converted to housing.

However, “converting underutilized commercial buildings to housing” appears to be much more complex. In Centennial this primarily involves re-developing existing shopping centers to housing, and I see several issues:

- In addition to the cost of constructing new buildings, the project would incur the cost to demolish existing buildings. This does not facilitate affordability.
- New construction is expensive and costs continues to escalate.
- New construction in Colorado is risky due to expansive soils and other issues.
- Shopping centers are often in residential areas. Neighboring residents may object to high-density developments nearby.
- New development tends to increase the value of the surrounding area, causing gentrification and neighboring houses to appreciate even more. Not desirable if the goal is to reduce housing costs.

I would not be comfortable “streamlining the development review process” for converting an existing shopping center to housing.

Perhaps the Housing Study can evaluate two separate strategies, one for underutilized commercial buildings and the other for underutilized office buildings? I think this makes sense for Centennial. Although the State of Colorado lumps these two ideas into one strategy, as the Housing website states, there is no “one-size-fits-all” approach to housing.

Lastly, there is a typo in this strategy where they left out “affordable”. I believe the strategy should read “Help reduce the amount of start-up time and cost for affordable housing redevelopment projects ...”

Innovative Strategies

Date	Email Text
	<p>The city's "have-your-say" website was used very successfully in the SouthGlenn project. I did not know residents had so much interest in affordable housing until seeing all the comments in "have-your-say." Since the State of Colorado is encouraging resident participation in the Housing Study, perhaps the "have-your-say" platform would be useful. It could facilitate resident participation and the exchange of ideas. "Have-your-say" promotes collaboration, where one idea can spark another, resulting in new innovative solutions. The May 17 Housing Needs Workshop summary says "Down payment assistance programs were discussed as one of the most useful strategies." Furthermore, the consultants Housing presentation to council showed how the down payment required to purchase a home has increased substantially over time. Perhaps we need a strategy for a down payment assistance program? Can this be explored and elaborated with "have-your-say?" Or can the housing team create a strategy for a down payment assistance program? I sincerely appreciate your time in considering my thoughts and ideas.</p>
7/15/2022	<p>Good day, Can you tell me what the approach to the CO suggestion that communities increase diversity in residents/housing options is in Greenwood Village and Cherry Hills Village? Thank you I am also hoping that CoC considers how our Northern neighbors are planning</p>
7/19/2022	<p>Thank you for seeking input on the strategies that the Housing Study Work Group is considering to increase access to housing in Centennial. The League of Women Voters of Arapahoe and Douglas Counties strongly supports increasing the availability of and access to a wide range of affordable housing in the city.</p> <p>We are in support of the use of inclusionary zoning as one of the strategies that Centennial uses to increase access to affordable housing for those who work in the community. We encourage the use of multiple means to increase the mix of housing available. We support the requirement that new housing developments include a percentage of affordable housing as part of the project. We also support incentives to developers to help offset the costs of providing affordable housing.</p> <p>While affordable units resulting from inclusionary zoning may not meet the needs of the city's lowest income residents, inclusionary zoning will still expand the availability of affordable housing to many residents who would not otherwise be able to live in Centennial.</p> <p>We look forward to more information about other options that the Housing Study Working Group is considering.</p> <p>Sonya Pennock, chairperson League of Women Voters Committee on Housing and Homelessness League of Women Voters of Arapahoe and Douglas Counties</p>
8/3/2022	<p>Hello, I live in Centennial, on the corner of Arapahoe and University, by Southglenn. My rent was recently hiked 45% all in one swoop because new investors took over the building. Most of the residents are moving out, but it isn't easy. I am well below the 80% AMI of the area. What would you suggest? Are there any recourses to working with the landlord on the rent increase? Housing assistance vouchers, possibly?</p>

Date	Email Text
8/4/2022	<p>Dear Housing Team, There is a strategy for underutilized commercial and office buildings: “Help reduce the amount of start-up time and cost for housing redevelopment projects by streamlining the development review process for converting underutilized or vacant commercial or office buildings to housing.”</p> <p>I see the conversion of underutilized commercial and office buildings as two very different things. For instance, there appear to be many underutilized office buildings along I-25. When driving along Chester St north of County Line, I see many “For Lease” signs and empty parking lots. I see many benefits in converting unused office buildings to housing:</p> <ul style="list-style-type: none"> • The office buildings have great access to I-25, light rail stations, and the city’s new Intelligent Transportation System (ITS). • The office buildings are located near employment centers, such as DTC. • The office buildings appear to be high-quality, with parking structures and parking areas. • As the cost of construction (labor and materials) is very high, reusing existing buildings could reduce construction costs. • There seems to be a great deal of risk associated with new construction in Colorado. Using an existing building reduces risk. • The office buildings are located in Cherry Creek school district and served by Denver Water, both of which are very desirable. <p>I would be comfortable “streamlining the development review process” for an existing office building converted to housing. However, “converting underutilized commercial buildings to housing” appears to be much more complex. In Centennial this primarily involves re-developing existing shopping centers to housing, and I see several issues:</p> <ul style="list-style-type: none"> • In addition to the cost of constructing new buildings, the project would incur the cost to demolish existing buildings. This does not facilitate affordability. • New construction is expensive and costs continues to escalate. • New construction in Colorado is risky due to expansive soils and other issues. • Shopping centers are often in residential areas. Neighboring residents may object to high-density developments nearby. • New development tends to increase the value of the surrounding area, causing gentrification and neighboring houses to appreciate even more. Not desirable if the goal is to reduce housing costs. <p>I would not be comfortable “streamlining the development review process” for converting an existing shopping center to housing. Perhaps the Housing Study can evaluate two separate strategies, one for underutilized commercial buildings and the other for underutilized office buildings? I think this makes sense for Centennial. Although the State of Colorado lumps these two ideas into one strategy, as the Housing website states, there is no “one-size-fits-all” approach to housing.</p> <p>I am interested in hearing your response. Thank you</p>
8/19/2022	<p>Is there a strategy that focuses on getting people into for-sale housing? New construction is predominately apartments. If we subsidize rentals for low wage earners, won't they probably need subsidizing for the rest of their life? How will they ever get ahead? Getting people into for-sale housing seems like a better long term solution. There are condos and townhomes in Centennial selling for \$300 - \$500k. Isn't there a way to help workers get into these homes? Are there any strategies to accomplish this?</p>
8/19/2022	<p>I know for a fact townhomes on the west side of city selling (recently) for \$450k. Maybe the team has ideas on strategies to get people in for-sale properties.</p>
8/18/2022	<p>I listened to the Joint Work Session. Thank you for your comment about the down-payment assistance program. The idea was first mentioned (by someone else) at Workshop #1, and I brought it up again at Workshop #2. I'm glad to hear staff now has it on their agenda. I see there is an online system for making comments and reviewing the HNA. Is council using this online system to review? Does council see everyone's comments? Thank you for the powerpoint.</p>
10/1/2022	<p>FYI - Denver exploring converting office buildings to residential. There may be federal tax credits available for this.</p>

Date	Email Text
10/5/2022	<p>My name is Marcos Flores and I am a student at Smoky Hill High School in Cherry Creek. We are working on a Be the Change project where we get the opportunity to research a topic we care about and then propose a change.</p> <p>Part of the project is to interview an expert for our topic to better understand the issue. This year, that interview can be completed in person at Smoky Hill High School on Thursday 10/27 from 1:55 to 3:30 pm or Wednesday 11/2 2:18 to 3:30 pm or through a team's/Zoom call and should only take 30 minutes of your time at most. We have chosen housing costs as our topic.</p> <p>Please let us know if you are able to meet with us.</p> <p>Thank you for your time!</p>

Thank you for the informative housing workshop at Newton Middle School on October 8, 2022. You made the information easy to understand and you made all of us feel that our participation was valued. It was exciting to learn about the affordable housing strategies and to hear the thoughts and concerns of other Centennial residents.

One of the strategies presented was to use state or federal funds to incentivize landlords to offer affordable housing. The attending group suggested naming the strategy more clearly as "Temporary Subsidized Rent." This strategy could be useful to help residents and workers and homegrown young adults establish a new home in our city. Retail workers, teacher aides, bus drivers, lawn mowers, fast food workers, mechanics and many other necessary lower paid workers could really benefit from a temporary housing subsidy. It could also help an existing Centennial disabled resident move into a home that does not have stairs or empty nesters move into a smaller home. A program like this has the potential to strengthen our city and invest in our core values of school, family, sustainability, and health. However, there are lots of things to carefully consider such as:

1. Would this city program be set up to give money only to established Centennial workers and residents? For example, would there be a requirement that subsidies be for people that had worked full-time in the city for 2 years OR had lived in the city full-time for 10 years OR had lived in Centennial when they graduated from high school?
2. Would the qualifying factors for this gift/subsidy include all customary ones including income, wealth, debts, number of people in household, criminal history, and credit history?
3. What and who would define "affordability" for this Centennial program?
4. Would the list for subsidized rent be ongoing or must people apply yearly or do they apply just when they are trying to establish a new home and have a particular property picked out?
5. The example was given at the workshop of a teacher who would have a 2 bedroom \$1900 monthly rent temporarily (6-12 months) subsidized by \$700/month, thus keeping his housing cost to only 30% of his income (\$1200). Why would the city subsidize a 2 bedroom apartment when a one bedroom apartment is within the renter's budget?
6. What prevents the teacher from renting out the second bedroom to a housemate or sharing the apartment with their partner? With two adults in the household, shouldn't they be able to pay the rent without a subsidy?
7. Would this program be only for qualifying individuals who are establishing a new residence within the city or could it also be for qualifying residents in existing homes who are temporarily needing assistance to cover mortgage, rent, repairs, or utility bills?
8. Is the rent contract with the city or the tenant?
9. Is the rent subsidy paid to the renter or the landlord?
10. What happens if the worker does not pay their part of the rent?
11. What happens if the worker transfers after a year to a different job that is not in Centennial? In other words, the investment did not serve our community long term. How could the city recoup those funds?
12. What happens if the renter is evicted due to not following the landlord's rules for rent payment, dogs, smoking, noise, parking, etc? In other words, the renter is not a good neighbor? How will the city recoup those funds?
13. How much does it cost the city to have dedicated city staff running this program? They would need to apply for and capture the state/federal funding, make sure that the program is properly advertised in the Centennial community, certify that program participants are fully vetted, make sure that expectations/guidelines/rules are followed, and oversee accurate payments.
14. What kind of guidelines and restrictions do these state and federal funds come with?
15. Is this temporary rent subsidy program really helping our workers if in 6 to 12 months the full market rent becomes their full responsibility?
16. Why not just have an easier city program that gives the vetted Centennial resident, worker, or H.S. graduate a lump sum gift of \$7,000 (\$700 times 10 months) and allow them to use it for housing expenses for any new (to them) Centennial home? The money could be used as a down payment on a condo, first few months of rent, moving costs, security deposit, and/or utility connection fees?
17. Could we pair this strategy of a temporary gift of cash (covers the initial moving costs) with an additional strategy that builds small, basic, affordable units? They could be built in new apartment complexes, as ADUs, or in retrofitted commercial buildings.
18. Could we pair this strategy of a temporary gift of cash with a strategy of reduced building fees and/or land banks for new developments of very basic small units in the form of cottage courts, townhouses, duplexes and/or fourplexes?

Date Email Text

19. This Subsidized Rent strategy is not included in the State of Colorado's list of housing strategies, so what are the merits of this Temporary Rent Subsidy strategy that makes it uniquely suitable for the City of Centennial?
Thank you so much for your time in considering and answering these questions. You can email me the answers or just let me know where they might be posted online. Please include them in the documentation for the ongoing Centennial Housing Study.

Thank you for all you do for our city. Your efforts really help prepare Centennial for the future. My neighbors and I hope to help our city adapt to new challenges and at the same time keep it a beautiful, vital, and family-focused community. Please keep us posted and also please reach out to me if I can help in any way.

11/2/2022 Hello - I'm inquiring to see if any decisions have been made regarding the housing strategy to allow detached ADUs on private property. My father-in-law is terminally ill with cancer so my family is exploring the option of building an ADU on our property to help care for him. Just wondering if this is even an option at this time or in the near future.

Date	Email Text
6/3/2022	<p>Hello,</p> <p>I have a few questions for the housing study consultant:</p> <p>The slides show a median gross rent of \$1728 in Centennial in 2020. Is the median rent the same west of I-25 vs east of I-26, in Centennial? I think its probably more affordable on the east side of the city.</p> <p>Concerning Rental Gaps slide: Heidi said something about high-income renters are renting down because not enough units to meet their demand. But do we know if all high-income (\$75,000+) renters really want to rent expensive, \$1850 + units? Maybe the high-income renters want to rent down to save money for a down-payment on a house? Does the study assume every renter desires to spend 30% of their income on rental housing?</p> <p>Some of the charts and graphs are fairly complex. Will you present to residents the results of the Needs Assessment at another community workshop? Will that be the August workshop?</p> <p>I think there is an email list from Southglenn redevelopment with several hundred names of residents interested in housing. Have you sent updates about the housing study to that email list?</p>
6/4/2022	<p>We are residents in Centennial and are wondering if ADUs will be reviewed during the ongoing housing study. While ADUs may not be practical in all subdivisions, there may be some areas where they can be effectively constructed and occupied. ADUs can provide more affordable housing options for those with expanded families and even for young and elderly individuals. I believe the City/County of Denver has a program that is evaluating ADUs and provides guidance for homeowners interested in constructing one. Please let me know if this is being considered. Thank you.</p>
6/7/2022	<p>You didn't really answer my question (see bold text below). Are high-income renters renting down because they cannot find an expensive apartment (signifying there are not enough expensive apartments)? Or are they renting down because they have large student loans or a car payment, and they choose NOT to rent a more expensive apartment (signifying there are plenty of available expensive apartments)?</p> <p>Please pass my questions on to the consultant.</p> <p>Thanks, Liz</p> <p>Concerning Rental Gaps slide: Heidi said something about high-income renters are renting down because not enough units to meet their demand. But do we know if all high-income (\$75,000+) renters really want to rent expensive, \$1850 + units? Maybe the high-income renters want to rent down to save money for a down-payment on a house? Does the study assume every renter desires to spend 30% of their income on rental housing?</p>
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7/5/2022	You build senior rental units but I do not see senior communities like Heather gardens. If a senior wants to sell their home and buy a unit smaller they are hit with federal taxes, and large real estate commissions. Which will harm their long term care if they might need it.
7/6/2022	Hello - Thanks so much for following up. I've responded to the survey and shared it with neighbors and friends in Centennial. I contacted my councilmembers because I am monitoring the Centennial Housing discussion and wanted to ensure they heard my interest/concerns, specifically on my interest/support of ADUs. I've wanted to build an ADU since I moved to my house in District 1 almost 10 years ago. I appreciate the city tackling the issue of housing and good luck - it is a contentious issue given long standing residents and new residents generally have differing opinions. Thanks.
7/6/2022	<p>July 6, 2022</p> <p>Dear Mayor Piko:</p> <p>I applaud your effort to address affordable housing. I have several questions and comments related to the Housing Study.</p> <p>Description of Strategies</p> <p>The housing team is beginning to look at strategies for affordable housing. For each strategy, the Housing website says “the materials shared will include a brief description of the strategy, how it would work in Centennial, what benefits it could bring...” In addition to the benefits, could the team also discuss the disadvantages (or obstacles) associated with each strategy? Summarizing the pros and cons of each strategy could be very useful to council in making decisions.</p> <p>Strategy for Underutilized Buildings</p> <p>There is a strategy for underutilized commercial and office buildings: “Help reduce the amount of start-up time and cost for housing redevelopment projects by streamlining the development review process for converting underutilized or vacant commercial or office buildings to housing.”</p> <p>I see the conversion of underutilized commercial and office buildings as two very different things. For instance, there appear to be many underutilized office buildings along I-25. When driving along Chester St north of County Line, I see many “For Lease” signs and empty parking lots. I see many benefits in converting unused office buildings to housing:</p> <ul style="list-style-type: none"> • The office buildings have great access to I-25, light rail stations, and the city’s new Intelligent Transportation System (ITS). • The office buildings are located near employment centers, such as DTC. • The office buildings appear to be high-quality, with parking structures and parking areas. • As the cost of construction (labor and materials) is very high, reusing existing buildings could reduce construction costs. • There seems to be a great deal of risk associated with new construction in Colorado. Using an existing building reduces risk. • The office buildings are located in Cherry Creek school district and served by Denver Water, both of which are very desirable. <p>I would be comfortable “streamlining the development review process” for an existing office building converted to housing.</p> <p>However, “converting underutilized commercial buildings to housing” appears to be much more complex. In Centennial this primarily involves re-developing existing shopping centers to housing, and I see several issues:</p> <ul style="list-style-type: none"> • In addition to the cost of constructing new buildings, the project would incur the cost to demolish existing buildings. This does not facilitate affordability. • New construction is expensive and costs continues to escalate. • New construction in Colorado is risky due to expansive soils and other issues. • Shopping centers are often in residential areas. Neighboring residents may object to high-density developments nearby. • New development tends to increase the value of the surrounding area, causing gentrification and neighboring houses to appreciate

Date	Email Text
	<p>even more. Not desirable if the goal is to reduce housing costs.</p> <p>I would not be comfortable “streamlining the development review process” for converting an existing shopping center to housing.</p> <p>Perhaps the Housing Study can evaluate two separate strategies, one for underutilized commercial buildings and the other for underutilized office buildings? I think this makes sense for Centennial. Although the State of Colorado lumps these two ideas into one strategy, as the Housing website states, there is no “one-size-fits-all” approach to housing.</p> <p>Lastly, there is a typo in this strategy where they left out “affordable”. I believe the strategy should read “Help reduce the amount of start-up time and cost for affordable housing redevelopment projects ...”</p> <p>Innovative Strategies</p> <p>The city’s “have-your-say” website was used very successfully in the SouthGlenn project. I did not know residents had so much interest in affordable housing until seeing all the comments in “have-your-say.” Since the State of Colorado is encouraging resident participation in the Housing Study, perhaps the “have-your-say” platform would be useful. It could facilitate resident participation and the exchange of ideas. “Have-your-say” promotes collaboration, where one idea can spark another, resulting in new innovative solutions.</p> <p>The May 17 Housing Needs Workshop summary says “Down payment assistance programs were discussed as one of the most useful strategies.” Furthermore, the consultants Housing presentation to council showed how the down payment required to purchase a home has increased substantially over time. Perhaps we need a strategy for a down payment assistance program? Can this be explored and elaborated with “have-your-say?” Or can the housing team create a strategy for a down payment assistance program?</p> <p>I sincerely appreciate your time in considering my thoughts and ideas.</p>
7/15/2022	<p>Good day,</p> <p>Can you tell me what the approach to the CO suggestion that communities increase diversity in residents/housing options is in Greenwood Village and Cherry Hills Village?</p> <p>Thank you</p> <p>I am also hoping that CoC considers how our Northern neighbors are planning,</p>
7/19/2022	<p>Thank you for seeking input on the strategies that the Housing Study Work Group is considering to increase access to housing in Centennial. The League of Women Voters of Arapahoe and Douglas Counties strongly supports increasing the availability of and access to a wide range of affordable housing in the city.</p> <p>We are in support of the use of inclusionary zoning as one of the strategies that Centennial uses to increase access to affordable housing for those who work in the community. We encourage the use of multiple means to increase the mix of housing available. We support the requirement that new housing developments include a percentage of affordable housing as part of the project. We also support incentives to developers to help offset the costs of providing affordable housing.</p> <p>While affordable units resulting from inclusionary zoning may not meet the needs of the city’s lowest income residents, inclusionary zoning will still expand the availability of affordable housing to many residents who would not otherwise be able to live in Centennial. We look forward to more information about other options that the Housing Study Working Group is considering.</p> <p>Sonya Pennock, chairperson</p> <p>League of Women Voters Committee on Housing and Homelessness</p> <p>League of Women Voters of Arapahoe and Douglas Counties</p>

Date	Email Text
8/3/2022	<p>Hello, I live in Centennial, on the corner of Arapahoe and University, by Southglenn. My rent was recently hiked 45% all in one swoop because new investors took over the building. Most of the residents are moving out, but it isn't easy. I am well below the 80% AMI of the area. What would you suggest? Are there any recourses to working with the landlord on the rent increase? Housing assistance vouchers, possibly?</p>
8/4/2022	<p>Dear Housing Team, There is a strategy for underutilized commercial and office buildings: "Help reduce the amount of start-up time and cost for housing redevelopment projects by streamlining the development review process for converting underutilized or vacant commercial or office buildings to housing."</p> <p>I see the conversion of underutilized commercial and office buildings as two very different things. For instance, there appear to be many underutilized office buildings along I-25. When driving along Chester St north of County Line, I see many "For Lease" signs and empty parking lots. I see many benefits in converting unused office buildings to housing:</p> <ul style="list-style-type: none"> • The office buildings have great access to I-25, light rail stations, and the city's new Intelligent Transportation System (ITS). • The office buildings are located near employment centers, such as DTC. • The office buildings appear to be high-quality, with parking structures and parking areas. • As the cost of construction (labor and materials) is very high, reusing existing buildings could reduce construction costs. • There seems to be a great deal of risk associated with new construction in Colorado. Using an existing building reduces risk. • The office buildings are located in Cherry Creek school district and served by Denver Water, both of which are very desirable. <p>I would be comfortable "streamlining the development review process" for an existing office building converted to housing. However, "converting underutilized commercial buildings to housing" appears to be much more complex. In Centennial this primarily involves re-developing existing shopping centers to housing, and I see several issues:</p> <ul style="list-style-type: none"> • In addition to the cost of constructing new buildings, the project would incur the cost to demolish existing buildings. This does not facilitate affordability. • New construction is expensive and costs continues to escalate. • New construction in Colorado is risky due to expansive soils and other issues. • Shopping centers are often in residential areas. Neighboring residents may object to high-density developments nearby. • New development tends to increase the value of the surrounding area, causing gentrification and neighboring houses to appreciate even more. Not desirable if the goal is to reduce housing costs. <p>I would not be comfortable "streamlining the development review process" for converting an existing shopping center to housing. Perhaps the Housing Study can evaluate two separate strategies, one for underutilized commercial buildings and the other for underutilized office buildings? I think this makes sense for Centennial. Although the State of Colorado lumps these two ideas into one strategy, as the Housing website states, there is no "one-size-fits-all" approach to housing.</p> <p>I am interested in hearing your response.</p>
8/19/2022	<p>Is there a strategy that focuses on getting people into for-sale housing? New construction is predominately apartments. If we subsidize rentals for low wage earners, won't they probably need subsidizing for the rest of their life? How will they ever get ahead? Getting people into for-sale housing seems like a better long term solution. There are condos and townhomes in Centennial selling for \$300 - \$500k. Isn't there a way to help workers get into these homes? Are there any strategies to accomplish this?</p>
8/19/2022	<p>I know for a fact townhomes on the west side of city selling (recently) for \$450k. Maybe the team has ideas on strategies to get people in for-sale properties.</p>

Date	Email Text
8/18/2022	I listened to the Joint Work Session. Thank you for your comment about the down-payment assistance program. The idea was first mentioned (by someone else) at Workshop #1, and I brought it up again at Workshop #2. I'm glad to hear staff now has it on their agenda. I see there is an online system for making comments and reviewing the HNA. Is council using this online system to review? Does council see everyone's comments? Thank you for the powerpoint.
10/1/2022	FYI - Denver exploring converting office buildings to residential. There may be federal tax credits available for this.
10/5/2022	My name is Marcos Flores and I am a student at Smoky Hill High School in Cherry Creek. We are working on a Be the Change project where we get the opportunity to research a topic we care about and then propose a change. Part of the project is to interview an expert for our topic to better understand the issue. This year, that interview can be completed in person at Smoky Hill High School on Thursday 10/27 from 1:55 to 3:30 pm or Wednesday 11/2 2:18 to 3:30 pm or through a team's/Zoom call and should only take 30 minutes of your time at most. We have chosen housing costs as our topic. Please let us know if you are able to meet with us. Thank you for your time!
10/11/2022	Hello! Thank you for the informative housing workshop at Newton Middle School on October 8, 2022. You made the information easy to understand and you made all of us feel that our participation was valued. It was exciting to learn about the affordable housing strategies and to hear the thoughts and concerns of other Centennial residents. One of the strategies presented was to use state or federal funds to incentivize landlords to offer affordable housing. The attending group suggested naming the strategy more clearly as "Temporary Subsidized Rent." This strategy could be useful to help residents and workers and homegrown young adults establish a new home in our city. Retail workers, teacher aides, bus drivers, lawn mowers, fast food workers, mechanics and many other necessary lower paid workers could really benefit from a temporary housing subsidy. It could also help an existing Centennial disabled resident move into a home that does not have stairs or empty nesters move into a smaller home. A program like this has the potential to strengthen our city and invest in our core values of school, family, sustainability, and health. However, there are lots of things to carefully consider such as: 1. Would this city program be set up to give money only to established Centennial workers and residents? For example, would there be a requirement that subsidies be for people that had worked full-time in the city for 2 years OR had lived in the city full-time for 10 years OR had lived in Centennial when they graduated from high school? 2. Would the qualifying factors for this gift/subsidy include all customary ones including income, wealth, debts, number of people in household, criminal history, and credit history? 3. What and who would define "affordability" for this Centennial program? 4. Would the list for subsidized rent be ongoing or must people apply yearly or do they apply just when they are trying to establish a new home and have a particular property picked out 5. The example was given at the workshop of a teacher who would have a 2 bedroom \$1900 monthly rent temporarily (6-12 months) subsidized by \$700/month, thus keeping his housing cost to only 30% of his income (\$1200). Why would the city subsidize a 2 bedroom apartment when a one bedroom apartment is within the renter's budget? 6. What prevents the teacher from renting out the second bedroom to a housemate or sharing the apartment with their partner? With two adults in the household, shouldn't they be able to pay the rent without a subsidy? 7. Would this program be only for qualifying individuals who are establishing a new residence within the city or could it also be for qualifying residents in existing homes who are temporarily needing assistance to cover mortgage, rent, repairs, or utility bills? 8. Is the rent contract with the city or the tenant? 9. Is the rent subsidy paid to the renter or the landlord? 10. What happens if the worker does not pay their part of the rent? 11. What happens if the worker transfers after a year to a different job that is not in Centennial? In other words, the investment did not serve

Date Email Text

our community long term. How could the city recoup those funds?

12. What happens if the renter is evicted due to not following the landlord's rules for rent payment, dogs, smoking, noise, parking, etc? In other words, the renter is not a good neighbor? How will the city recoup those funds?

13. How much does it cost the city to have dedicated city staff running this program? They would need to apply for and capture the state/federal funding, make sure that the program is properly advertised in the Centennial community, certify that program participants are fully vetted, make sure that expectations/guidelines/rules are followed, and oversee accurate payments.

14. What kind of guidelines and restrictions do these state and federal funds come with?

15. Is this temporary rent subsidy program really helping our workers if in 6 to 12 months the full market rent becomes their full responsibility?

16. Why not just have an easier city program that gives the vetted Centennial resident, worker, or H.S. graduate a lump sum gift of \$7,000 (\$700 times 10 months) and allow them to use it for housing expenses for any new (to them) Centennial home? The money could be used as a down payment on a condo, first few months of rent, moving costs, security deposit, and/or utility connection fees?

17. Could we pair this strategy of a temporary gift of cash (covers the initial moving costs) with an additional strategy that builds small, basic, affordable units? They could be built in new apartment complexes, as ADUs, or in retrofitted commercial buildings.

18. Could we pair this strategy of a temporary gift of cash with a strategy of reduced building fees and/or land banks for new developments of very basic small units in the form of cottage courts, townhouses, duplexes and/or fourplexes?

19. This Subsidized Rent strategy is not included in the State of Colorado's list of housing strategies, so what are the merits of this Temporary Rent Subsidy strategy that makes it uniquely suitable for the City of Centennial?

Thank you so much for your time in considering and answering these questions. You can email me the answers or just let me know where they might be posted online. Please include them in the documentation for the ongoing Centennial Housing Study.

Thank you for all you do for our city. Your efforts really help prepare Centennial for the future. My neighbors and I hope to help our city adapt to new challenges and at the same time keep it a beautiful, vital, and family-focused community. Please keep us posted and also please reach out to me if I can help in any way.

11/2/2022 Hello - I'm inquiring to see if any decisions have been made regarding the housing strategy to allow detached ADUs on private property. My father-in-law is terminally ill with cancer so my family is exploring the option of building an ADU on our property to help care for him. Just wondering if this is even an option at this time or in the near future.



Staff Report

TO: Honorable Mayor Piko and Members of City Council

THROUGH: Matt Sturgeon, City Manager
Elisha Thomas, Deputy City Manager
Jeff Dankenbring, Public Works Director

FROM: Anna Bunce, City Traffic Engineer

MEETING DATE: November 14, 2022

SUBJECT: Neighborhood Traffic Management Program Policy Update

1. Executive Summary:

The City of Centennial currently has a Neighborhood Traffic Management Program (NTMP), which provides for public application to install traffic calming options on roadway segments meeting program criteria.

The NTMP was initially created and adopted in 2007 and the policy has been revised 4 times since then. The current iteration of the policy has been in place longer than any of the previous versions.

Recent NTMP project feedback as well as consistently low scores for applications to the 2022 program indicate a need to again review and revise the NTMP policy to be able to better serve resident concerns.

This item advances a policy update for the NTMP.

2. Recommendation:

Centennial Staff recommends City Council support the revision of the Neighborhood Traffic Management Program policy as proposed by staff.

3. Background:

The City's Neighborhood Traffic Management Program (NTMP) has primary objectives including: improving traffic safety on neighborhood streets by reducing speeding and cut-through traffic; fostering pedestrian safety; efficiently allocating the use of public resources; and encouraging constituent involvement in solutions to neighborhood traffic problems. The NTMP has been in existence for an extended period of time (2007), with regular policy content updates (2008, 2010, 2013, 2017) to ensure that it continues to be effective.

Staff has reviewed and revised the NTMP Manual to develop an updated draft policy document which is now proposed to advance for formal adoption and ultimately publication, with utilization to follow for new requests.

The majority of the revisions are minor in terms of program impact but are important to keep the program materials consistent with the current state of traffic engineering and calming practices (eg “crash” rather than “accident”, etc).

Proposed revisions of note:

- Reduction of the speed threshold for NTMP eligibility from **7 mph** over the speed limit to **5 mph** over the speed limit for streets **without** a pedestrian attractor like a school, park, trail crossing, rec center, etc
- Reduction of the speed threshold for NTMP eligibility from **5 mph** over the speed limit to **3 mph** over the speed limit for streets **with** a pedestrian attractor like a school, park, trail crossing, rec center, etc
- The addition of virtual and hybrid meeting types to the previous in person only type for public meeting options
- Simplification of some policy process requirements around public consent to provide for increased flexibility in staff response or coordination and to decrease the likelihood of a single resident or small group of residents overriding the desire of the majority with respect to public infrastructure (pro or con)
- Data collection and evaluation of concern along with initial prioritization of applications to occur on a rolling basis, with final annual prioritization and project selection for advancement to full process and utilization of budget

Staff feels that the updated NTMP policy content will support additional flexibility and responsiveness to address constituent concerns in their neighborhoods while still providing a clear and consistent framework as a basis.

4. Alternatives:

Council may determine through discussion whether it is appropriate to direct staff to proceed with next steps to establish formal policy materials for the NTMP policy update or whether it is appropriate to retain the current version of the NTMP policy with no changes.

5. Fiscal Impact:

NTMP budget has been and is proposed to be a regular annual item handled through the normal budget process. Updating the policy materials does not incur any additional direct fiscal impact.

6. Next Steps:

If directed to proceed with advancement of this revision of the Neighborhood Traffic Management Program policy as proposed by staff, staff will prepare formal program materials for adoption through regular City process.

7. Previous Actions:

This topic was introduced to the Mayor and Council previously:

April 11, 2022 – City Council Working Session

8. Suggested Motions:

Not applicable at this time

9. Attachments:

Draft updated NTMP policy document

Welcome to the City of Centennial Neighborhood Traffic Management Program

The City of Centennial created the Neighborhood Traffic Management Program (NTMP) to assist the City in considering residents' concerns about traffic speeds, cut-through traffic, and pedestrian safety. At the discretion of City Council, the program receives funds annually to implement City-approved traffic calming and mitigation plans. NTMP is open to all residents and neighborhoods of the City but the program is limited to residential streets. With this program, City staff works with neighborhood residents to develop, evaluate, and implement traffic calming and mitigation plans designed specifically for the neighborhood's traffic concerns. This guide presents the process of the NTMP. Thank you for taking an interest in improving the safety of your neighborhood!

Getting Started

What is the Neighborhood Traffic Management Program?

The Neighborhood Traffic Management Program (NTMP) is a program created by the City of Centennial to aid the City in understanding and potentially mitigating residents' concerns about excessive traffic speeds, cut-through traffic impacts, and protecting pedestrian safety. The NTMP is designed to foster a collaborative process between neighborhood residents and City staff.

How do I fill out an application for my street?

You may request an application by calling the City's Citizen Response Center at 303-325-8000. Applications may be returned to the City via mail, email (send to workrequests@centennialco.gov), fax (303-325-8019), or in person at the Public Works facility at 7272 South Eagle Street, Centennial, Colorado 80112.

What happens after I submit my application?

After receiving a completed NTMP application and verifying the eligibility of the neighborhood or street for NTMP consideration, the City staff will complete a traffic study to determine if the application meets the minimum threshold criteria to be entered into the NTMP. The minimum threshold criteria is available in Worksheet 1 of this policy.

How much money is available?

Funds available for NTMP projects and the amount of money for each project will vary each year based on the City Council's annual budget allocation.

How long does it take to complete an NTMP project?

City staff begins working with the selected eligible neighborhood(s) in January of each year with the goal of implementing the approved NTMP project(s) within the same calendar year.

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APPENDIX

Appendix A	Roadway Classification Map
Appendix B	Traffic Calming Toolbox
Appendix C	Sample Landscaping Improvements/Median Agreement

Glossary of Terms

Adjacent Property Resident (or Adjacent Property)

A resident of property or the property that lies both within the project limits (as defined) and directly adjacent to a traffic calming device proposed by a traffic calming or mitigation plan. The City staff shall retain the authority to determine that a property is, or is not, adjacent to a proposed traffic calming device and such determination shall be conclusive for purposes of the NTMP.

ADT (Average Daily Traffic)

The average number of trips carried by a roadway in a 24-hour period. ADT counts are two-directional and usually obtained by placing a counter in the roadway for a 2-3 day period mid-week on a nonholiday week preferably when school is in session.

Arterial Street

A major roadway in the community designated by the City as an arterial street that connects to the highways leading in and out of Centennial. Arterials are designed to carry high volumes of traffic at speeds higher than those within residential areas. Because their main function is to carry traffic in, out, and through the community, few restrictions are placed on their ability to maintain higher traffic volumes. Examples of arterial streets within Centennial include Arapahoe Road, Quebec Street, Smoky Hill Road and Dry Creek Road.

Collector Street

A roadway classified by the City as a collector street and intended to serve to gather and move traffic from local streets to arterial streets. A collector street may be residential or commercial in nature. Collector streets typically carry higher volumes and speeds than local streets but lower volumes and speeds than arterial streets.

Cut-Through Traffic

Vehicular traffic originating from outside the residential neighborhood which travels through the residential neighborhood to avoid a congested arterial street. Vehicular trips that have an origin or a destination to or from a property within or adjacent to the neighborhood are not considered cut-through traffic. Examples would include nearby schools, libraries, etc.

85th Percentile Speed

The speed AT or BELOW which 85 percent of the motorists drive on a given road. It is often used as a guideline by traffic engineering for setting an appropriate speed limit on a roadway as it represents how drivers naturally respond to the roadway design condition.

Emergency Response, Emergency Response Providers, or Life Safety Services

Fire, law enforcement, and ambulance service providers.

Homeowners' Association or HOA

An association or organization of property owners formally incorporated (or by historical practice, recognized by the City as formally organized) for the purpose of managing or addressing issues and matters affecting a defined residential neighborhood within the City of Centennial. Such phrase includes associations or organizations bearing titles or names such as but not limited to "property owners' association," "civic association," or "community association." The City staff shall retain the authority to determine that an unincorporated association or

organization is, or is not, recognized by the City as formally organized for purposes of the NTMP and such determination shall be conclusive for purposes of the NTMP.

Impacted Resident

A resident of the City of Centennial who owns or leases residentially zoned or residentially used property that is located within the neighborhood or the project limits (as defined) of a project under NTMP consideration. The City staff shall retain the authority to determine the impacted residents for an NTMP project and such determination shall be conclusive for purposes of the NTMP.

Local (or Neighborhood) Street

A street that carries traffic within a neighborhood and provides access to residential properties that front upon the street. These streets generally are designed for lower volumes and lower speeds than collector streets and often allow for on-street parking and direct residential driveway access.

Moratorium

The time after an NTMP project is completed when the street is ineligible for inclusion in the NTMP.

Neighborhood Public Meeting, Public Meeting, Public Hearing

The public meetings with impacted residents and City staff. These can be held in person, virtually, or a combination of both. The virtual (online) component of the meetings will be hosted on the City's website on the *Have Your Say Centennial!* page.

New Project

A first-time NTMP project that has met thresholds for inclusion and has not been through the NTMP process previously.

Owner

An owner of property as recorded in the records of the Arapahoe County Assessor's Office regardless of whether such owner permanently resides at the property.

Project Limits (or Project Area)

The physical boundaries that define an area that is subject to consideration under the NTMP. The City staff shall retain the authority to determine the project limits or area for a NTMP proposal or application and such determination shall be conclusive for purposes of the NTMP.

Repeat Project

A project which has previously completed the NTMP process, has reached the end of the moratorium, and is being applied for again with a new NTMP application.

Resident

A person who maintains their primary physical residence at a residential property located within the City of Centennial. Such person may be an owner or a lessee of such property.

Structural Devices

Traffic calming devices that involve placing physical improvements or treatments in the roadway (e.g., medians, traffic circles, curb extensions, or speed cushions), as opposed to non-structural devices (e.g., signage, roadway striping).

Toolbox Devices

Traffic calming devices that are approved by the City's Public Works and available for use in traffic calming or mitigation plans.

CITY OF CENTENNIAL NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM

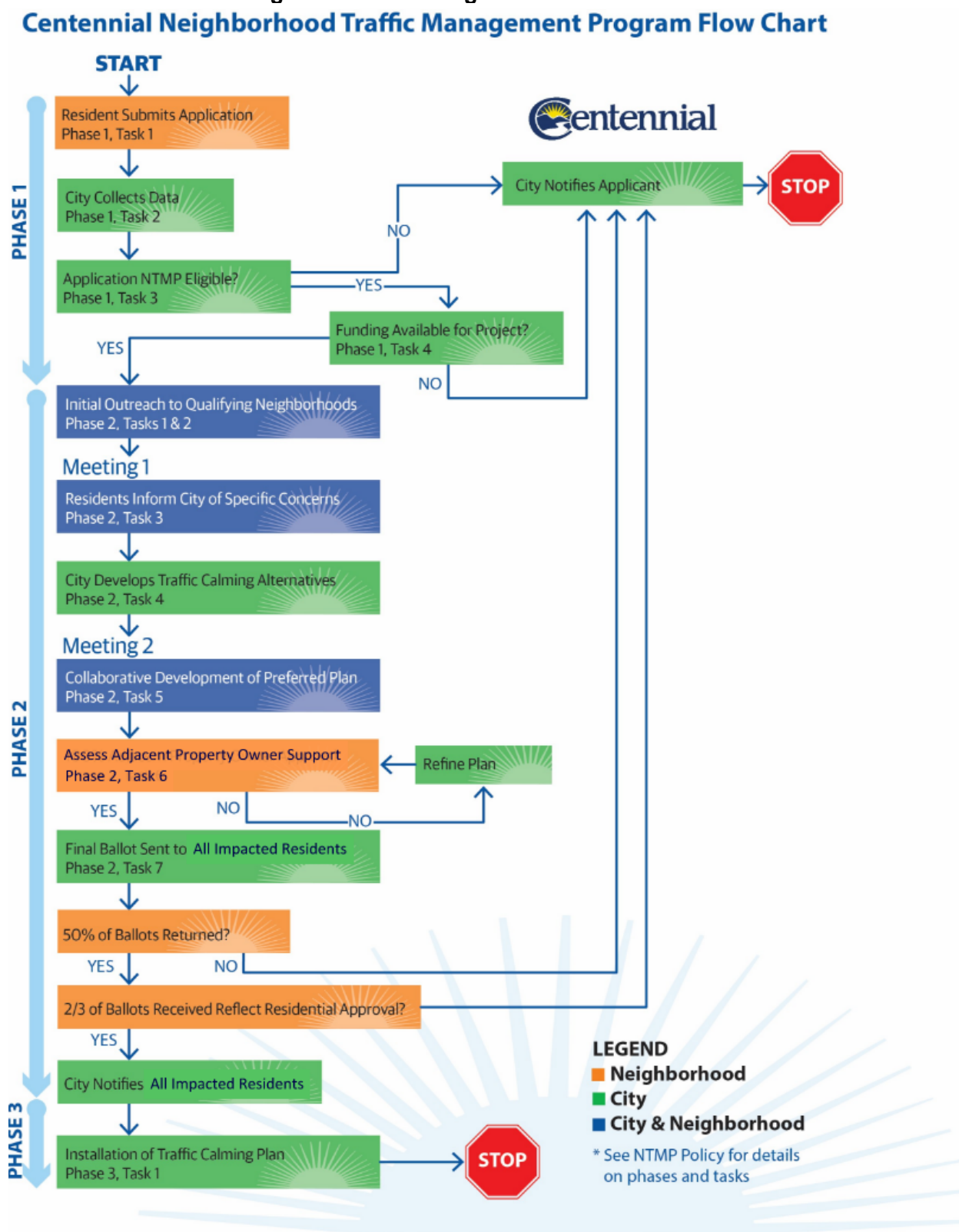
1.0 BACKGROUND

The City of Centennial created a Neighborhood Traffic Management Program (NTMP) to assist the City in considering the concerns of residents regarding traffic speeds, cut-through traffic, and pedestrian safety. Although the City may lawfully implement traffic calming or mitigation measures without consultation with impacted residents, it is the City's policy to provide meaningful avenues for assessing resident concerns to support the City's management of its roadway systems.

The City has developed this manual to define a set of policies and procedures which will guide how to receive and respond to these requests. This manual outlines the City's Neighborhood Traffic Management Program, including program goals, objectives, policies, and tools available for use on neighborhood streets. Figure 1 represents the overall NTMP program process.

Although the NTMP is an administrative program designed to assist the City in making decisions concerning the management and operation of its public rights of way, the City intends to reserve complete authority in the management and operation of the public rights of way. Therefore, the process and procedures of the NTMP may be modified or eliminated at the City's discretion at any time. The City may terminate consideration of an NTMP project at any time for any reason. The NTMP does not confer upon any applicant or constituent any particular right or entitlement to benefits or action under the NTMP and all decisions made by the City in implementing the NTMP shall remain at all times administrative in nature and not subject to judicial review. Nothing in the NTMP shall limit or preclude the City Council or the City staff from initiating a traffic management solution or improvement deemed necessary or reasonable by the City for the management and operation of the City's public rights of way.

Figure 1. NTMP Program Process Flowchart



2.0 PROGRAM GOAL AND OBJECTIVES

The Goal of the City of Centennial Neighborhood Traffic Management Program is stated as follows:

To provide a consistent, context-sensitive, feasible, and manageable procedure for safely addressing neighborhood traffic concerns on residential streets where a documented speeding problem, unacceptable cut-through volume, or other traffic factors adversely affecting residential safety and quality of life exist.

The objectives of the program are to:

- *Improve neighborhood livability by mitigating the impact of vehicular traffic on residential streets and encouraging appropriate driver behavior.*
- *Calm speeds on neighborhood streets as appropriate.*
- *Encourage constituent involvement in solutions to neighborhood traffic concerns.*
- *Effectively balance the public safety interests of traffic calming or mitigation and emergency response.*
- *Efficiently allocate the use of City resources by establishing minimum criteria to “qualify” streets for projects and by prioritizing project requests.*

3.0 POLICIES

The following policies provide detail regarding specific aspects of the Neighborhood Traffic Management Program.

3.1 Compatibility with Existing Policies

Neighborhood traffic calming or mitigation projects should be implemented consistent with current City practices. To the extent possible and practicable, City staff will consider warrants, placement guidelines, standards, and practices contained in the Manual on Uniform Traffic Control Devices (MUTCD), the American Association of State Highway and Transportation Officials (AASHTO) policy manuals, and the then-current City of Centennial Roadway Design and Construction Standards.

3.2 Neighborhood Involvement

An important element in developing an effective traffic calming or mitigation plan for a neighborhood is to reasonably assess the interests and support of residents of property within the neighborhood to be potentially impacted by the NTMP process. A resident submitting an NTMP nomination of streets for NTMP consideration shall be required to participate as the neighborhood’s lead contact person in the NTMP process. At the discretion of City staff, if the staff determines that there is a lower-than-expected turnout at the first neighborhood meeting to

explore the initiation of the NTMP process, the City may require the neighborhood to more directly demonstrate that sufficient support exists for traffic calming or mitigation through one of the following means of documenting neighborhood support for the project:

- i) A petition signed by residents representing a minimum of 25 percent of the residential properties within the impacted neighborhood supporting interest in traffic calming measures.
- ii) Another method of assessing neighborhood support for the plan approved in advance by the Director of Public Works, or their designee, including but not limited to a documented telephone survey or email responses of the owners within the impacted neighborhood area.

Residents within the impacted neighborhood should provide input on the extent and nature of the concerns. Each neighborhood will experience its own set of concerns, some more apparent than others. It becomes clear how complex many neighborhood issues can be when representatives from throughout a neighborhood meet to share their various perspectives.

3.3 Neighborhood Focus

The implementation of neighborhood traffic management will be on a street-by-street basis with consideration of the impact to the impacted neighborhood. This approach is necessary to comprehensively meet the goal and policies of the program. The NTMP is not intended to mitigate or address concerns regarding hazardous intersections, improve access to/from neighborhoods from/to arterial roadways, mitigate noise from arterial streets, redesign the overall transportation/roadway classification system, or to reduce the use of automobiles.

3.4 Minimum Threshold Determination

A neighborhood must have documented traffic conditions that meet or exceed defined minimum thresholds for traffic volume and speed to be eligible for participation in the full NTMP process. Roadways with a documented crash pattern are given special consideration. Minimum thresholds are summarized on Worksheet 1 (page 16). Average daily traffic (ADT), traffic speeds, a 3-year crash history, and other information will be compiled by City staff along the subject street to determine basis for appropriate traffic calming measures. City staff review may also support implementation of traffic calming measures outside of the full NTMP process.

3.5 Roadway Classifications

Roadways in Centennial are grouped into three distinct classifications: (1) arterial streets; (2) collector streets; and (3) local or neighborhood streets. These roadway classifications relate to the volume and nature of traffic on the street and typical street cross section. Arterial and collector streets are intended to carry a higher volume of traffic over a longer distance than local or neighborhood streets and generally operate at higher speeds. Typically (and always in newer residential developments), residences do not front or directly access arterial or collector streets.

A current classification map can be found on the City of Centennial website at <https://open-centennial.opendata.arcgis.com/datasets/Centennial::centennial-streets-publicworks/explore?location=39.602216%2C-104.857527%2C12.72> and is also included in Appendix A.

3.6 Managing Traffic on Existing Facilities

Traffic calming and mitigation under the NTMP is intended to calm traffic on local or residential streets and to encourage rerouting of traffic that is using local or residential streets as an alternative to the use of an arterial street. The intent of traffic calming is not to relocate the problem from one local or residential street to another local or residential street. City staff will consider potential shifts in traffic with all project requests. If the potential for shifting the problem to other local or residential streets exists, staff may: (a) require that a parallel or an adjacent street be included in the project limits; (b) require creation of a separate NTMP project for one or more parallel or adjacent streets with special consideration given to the anticipated future traffic shift to that roadway; or (c) deny or reject the original request for traffic calming. Opportunities for rerouting non-local cut-through traffic from local streets to arterial streets will be encouraged.

3.7 System of Devices vs. a Single Device

Where traffic calming devices or treatments are installed, a system of devices and/or treatments is often preferable to a single, isolated device or treatment because traffic calming devices and treatments are most often effective when installed as a system. A system may be a combination of different types of calming devices and/or treatments.

When a request for traffic calming is processed by City staff, consideration will be given to the length of the street and the number of devices and/or treatments needed to create an effective system. To discourage speeding between devices or treatments, calming devices or treatments should be installed at frequent intervals. Optimal maximum separation of devices in most cases is 400-600 feet. However, it should be noted that optimal separation will not always be feasible in a built environment.

3.8 Emergency Response

Reasonable emergency vehicle access and response will be preserved. Because the goals of traffic calming can conflict with the goal of providing the most effective emergency response times, impacts to emergency response time will be considered with every project. All traffic calming project requests will be referred to the local emergency response provider(s) for review, and the provider's input will be considered before any plan approval. The emergency response provider(s) will be invited to neighborhood public meetings where implementation of traffic calming devices or treatments is being considered so residents may better understand the potential impacts of traffic calming on emergency response times.

3.9 Landscaping and Aesthetics

Landscaping and other aesthetic treatments can enhance the effectiveness of certain neighborhood traffic management tools and enhance the impact of the device or treatments upon the aesthetics of the neighborhood. Some devices, such as medians, roundabouts, and curb extensions are more effective when combined with the use of landscaping or other aesthetic treatments to change the character of the street and break up the line of sight for drivers. Simply changing the geometrics of the street often affects drivers only at the location of the device and does little to enhance the livability or aesthetics of the street. A device with landscaping or other aesthetic treatments incorporated may be more effective in changing driver perception and driver behavior. Therefore, the City will typically consider, promote, or encourage; and may require the installation of landscaping and aesthetic treatments with the construction of traffic calming devices or treatments, subject to the availability of funding and formal commitment for ongoing maintenance. The installation and maintenance of landscaping

and aesthetic treatments may be funded through a general improvement district (GID), homeowners' association, school district, special district, or other lawfully established organization that can demonstrate the ability to fund and permanently maintain the aesthetic treatment. The City may choose to fund or commit to maintenance of landscaping or other aesthetic treatments at its sole discretion.

A commitment to ongoing and permanent maintenance of landscaping and aesthetic treatments will be secured by a maintenance and license agreement with the City. A sample agreement has been included in Appendix D, which agreement will be modified on a case-by-case basis to meet the needs of the individual project. In the absence of an available party to undertake the maintenance of landscaping, the City may, at its sole discretion and in the interest of public safety, provide maintenance for landscaping installed for traffic calming purposes.

3.10 Permanent vs. Temporary Installations

Traffic calming devices and/or treatments will be planned using a comprehensive neighborhood process that results in the permanent installation of these devices. Temporary devices are rarely as attractive or effective as permanent devices. However, if a neighborhood supports the installation of calming devices such as raised medians or roundabouts as part of a traffic calming plan, the neighborhood may request for consideration the use of temporary devices, such as traffic cones or drums, to simulate the permanent devices in order to gain a better understanding of device layout and the potential impacts on traffic. Temporary devices will be allowed for a trial period not to exceed 60 days, which may be adjusted by the Public Works Department to coincide with school days or as otherwise deemed appropriate by staff.

3.11 Drainage, Maintenance, and Other Considerations

Consideration of storm flows and their impacts on adjacent properties will be required with all requests for installation of traffic calming devices. In some cases, consideration for drainage impacts may limit or restrict the use of specific traffic calming devices. Similarly, the availability of, or limitations on, snow removal and snow storage will be a consideration. With all devices, the funding for and ability to reasonably maintain a device will be a consideration.

3.12 Device Removal

It is the intent of this policy to create a system of traffic calming devices that effectively addresses traffic management concerns in neighborhoods and that such devices will become permanent installations within a neighborhood. However, if traffic calming devices are found by the City to be ineffective or to create objectionable conditions within a neighborhood, devices may be considered for removal. Residents of property in the neighborhood impacted by traffic calming devices may be invited to provide feedback to the City concerning the effectiveness and operation of devices.

Any neighborhood-initiated requests for removal of traffic calming devices shall require 90% resident approval documented in accordance with the same procedures for assessing neighborhood support that was employed to install the device. Removal of a device following a neighborhood-initiated request will require the neighborhood to fund the cost of removal as determined by the City. For neighborhoods represented by a homeowners' association, the City will provide reasonable notice to the homeowners' association of the plan for removal before removal of any device.

The City reserves the right to remove any traffic calming devices at the City's cost and expense where the City determines that the removal will serve traffic safety or management goals.

3.13 Traffic Calming Toolbox

A toolbox of devices and treatments that may be available for neighborhood traffic calming is included in the Appendix of this manual. The toolbox includes examples of a variety and range of devices and treatments that, depending upon the specific resident traffic concerns (e.g., speeding, cut-through, traffic volume, pedestrian safety), may or may not be appropriate for a particular project. Some of the devices and treatments are targeted for specific types of traffic conditions and may not be suitable for use on other projects. The range of devices and treatments includes educational, enforcement, engineering (structural), and enhancement elements. The toolbox contains a brief discussion of the pros and cons for each device and treatment, as well as potential impacts to emergency response services and device and treatment cost estimates.

As a general rule, traffic calming devices or treatments will not be considered for use on roadways classified as collectors; however, there may be situations where City staff may determine that traffic calming devices or treatments (e.g., pedestrian refuge medians, curb extensions at a pedestrian crossing) are appropriate.

Some devices have specifically been **excluded** from the Toolbox and shall not be considered for use in the City of Centennial. The excluded devices, as well as the bases for their exclusion, follow:

- **Speed “Dips”.** *Speed “dips” are cross pans traditionally used for drainage purposes, not for speed control. “Dips” can cause undue delays and/or damage to fire response vehicles and can be negotiated more comfortably at higher speeds than speed cushions, humps, bumps, or tables.*
- **Speed “Bumps”.** *The term speed “bump” typically refers to a tall and narrow asphalt or concrete surface impediment often found in parking lots which is designed to mandate very slow traffic speeds to avoid vehicle damage and occupant discomfort. In contrast, speed cushions, which are approved for use in the City of Centennial, are much wider and often shorter than speed “bumps,” are designed to allow vehicles to travel over the speed cushions comfortably at or below the posted speed limit, and are less likely to cause vehicle damage at reasonable speeds than speed “bumps.” Speed cushions present less negative impact on fire response than speed “bumps”.*
- **Rumble Strips.** *Rumble strips are not suitable for use on residential streets due to the increased exterior noise levels associated with these devices and the maintenance requirements associated with them.*
- **Stop Signs for Speed Control Purposes Only.** *Where stop signs are installed solely for the purpose of speed control, studies show that there may be an increase in intentional violations and drivers may tend to speed up between the stop signs to “make up for lost time.” This behavior is the opposite of that desired. Improper use of stop signs can create pedestrian safety issues, increased vehicular accidents, increased speeds between intersections, increased noise and air pollution, and can breed disrespect for all traffic control devices. Staff will not recommend installation of stop signs that are not supported by an engineering determination.*

4.0 FUNDING

The City of Centennial determines annually a budget for neighborhood traffic management projects. Any funds committed to an approved project not completed by the end of the fiscal year in which the approved project is initiated will be considered for re-appropriation in the next fiscal year subject to the discretion of the City Council.

This funding policy is intended to promote an annual multi-project program. When multiple project applications are under consideration to receive funds, staff shall prioritize these applications using a scoring metric based on key criteria as generally referenced in this document. Each year, the deadline to submit an NTMP application to determine if a street meets the minimum threshold requirements defined in Worksheet 1 is September 30. Each application will be scored to determine if they meet the minimum thresholds to be entered into the program. Only applications which meet the minimum thresholds will be considered for funding. Project applications meeting the minimum threshold requirements will be added to a comprehensive prioritization tracking list on a rolling basis and then re-prioritized annually in the fourth quarter of the calendar year in preparation for project selection to occur for the following year. New applications received after the annual prioritization has been completed will be scored, and those meeting the minimum threshold requirements will then be added to the comprehensive prioritization tracking list to be ranked with all eligible applications the following year, except for applications that staff may elevate as a high priority due to documented safety concerns. Staff will proceed into the full NTMP process for the neighborhood having the highest ranked application and consider opportunities for succeeding applications based on available funds.

To support an annual multi-project program, all approved projects will be capped financially according to the annually approved budget and the number of approved projects. Projects with a cost that is expected to exceed \$50,000 may be funded separately through the City's Capital Improvement Program (CIP). Projects funded through the CIP will be required to go through the CIP project ranking system to determine if the project qualifies for inclusion in the next fiscal year's CIP budget and list of projects. Alternatively, projects may be fully or partially (the amount in excess of the annual project cap) funded through cost sharing, such as a partnership between the City and the neighborhood, homeowners' association, school district, metropolitan district, general improvement district (GID), special improvement district (SID), or other such entity. Alternate project funding methods are discussed in additional detail below.

To further support an annual multi-project program, staff will consider accelerating small-scale projects (less than \$10,000) when funding for these projects will not affect funding for higher-priority projects. To identify potential small-scale projects, staff will correspond with each NTMP applicant at the conclusion of the annual prioritization of applications to determine each neighborhood's goals.

The City recognizes that there may be insufficient City funds to address all ranked applications in a given year. In the event that a neighborhood, a homeowners' association, special district, general improvement district, special improvement district, or other entity would like to contribute funding for such a project, the neighborhood or such entity is encouraged to approach the City to discuss the project and funding possibilities. In the event that a neighborhood does not have source for funding through an organization or entity, the NTMP applicant is encouraged to meet with staff to discuss alternatives and the steps involved in forming a proper funding vehicle. Projects that are proposed to be cooperatively funded will be

processed simultaneously with higher-ranked projects, contingent on staff having the time available to simultaneously process multiple applications. In the event a proposed cooperatively funded project is on hold due to limited staff availability, the NTMP applicant may be offered the option to cover the cost of additional engineering staff support to keep their project moving forward.

The City may permit a project to move forward with cooperative funding (via a public/private partnership or intergovernmental agreement) in accordance with the following process:

1. The project must meet the minimum requirements based on Worksheet 1 (minimum threshold determination), to justify traffic calming measures.
2. If the project qualifies for the NTMP but funding is not available, the homeowners' association, special district, general improvement district, special improvement district, or other entity will meet to discuss funding options with the City.
3. Preliminary costs estimates will be prepared by a pre-selected City contractor, addressing areas of engineering/design, consulting fees, permits, construction, and any on-going maintenance needs.
4. Because the project work is an estimate, cost over-runs and under-runs may occur. As a contingency, collateral or surety in a form and amount acceptable to the City may be necessary for the project.
5. If the parties agree to proceed based on these cost estimates and any required collateral, the City and the neighborhood or entity will enter into a written agreement for the funding of the project, including the parties' agreement on project cost sharing.
6. Any agreements must be approved by the City.

If non-City funds are used, it will be the responsibility of the neighborhood to raise the funds needed to support the project.

Every year, there are competitive demands on the City's limited financial resources. The decision to provide funding for the NTMP shall remain within the exclusive discretion of the City Council as part of its overall responsibility for adopting an annual budget that the Council determines best meets the numerous public health, welfare and safety interests of the City and its citizens.

Regardless of neighborhood funding contribution on a particular project, all projects will be required to meet the minimum criteria (speed, volume, etc.) established in this manual (see Worksheet 1, page 16). City resources, including staff time, will not be allocated towards full NTMP process projects where a documented problem does not exist.

Because traffic calming measures are located within the City right-of-way, staff must be supportive of the proposed traffic calming measures. However, whenever possible, staff will work with the neighborhood to identify a system of traffic calming measures that are favorable to all parties involved.

In order to promote an equitable distribution of funds, a three-year moratorium shall be placed on further use of NTMP funds for streets that have participated in a full NTMP process. The moratorium shall begin for the NTMP program year following the year of full NTMP process participation. In short, neighborhoods that have received NTMP funding and have participated in a full NTMP process may not re-apply for subsequent funding for a period of three following (3) years. This moratorium ensures that all neighborhoods within the City will have an opportunity to apply for funding, where merited. However, traffic calming plans addressing documented public-safety issues in a neighborhood or traffic impacts due to a new development, redevelopment or other changed circumstance may be implemented during the moratorium period using NTMP funds, where NTMP funds are available and where staff supports the use. The moratorium does not apply to traffic calming projects approved by the City for which the funding shall be exclusively provided by the neighborhood, homeowners' association, special district, general improvement district, special improvement district, or other entity.

5.0 NEIGHBORHOOD TRAFFIC CALMING PROCEDURES

The City of Centennial NTMP provides goals, policies and procedures directed at creating the best neighborhood traffic calming plan. The goal and policies have been discussed in the previous sections. This section outlines procedural steps for a new project, organized in three (3) phases, to address traffic calming concerns within a neighborhood. The three phases are as follows:

Phase 1 – Project Initiation

Phase 2 – Traffic Calming Plan Development

Phase 3 – Project Implementation

The major procedural steps included in each phase are summarized in the NTMP Process flow chart provided in Figure 1 (page 3). The procedural steps are as follows:

Phase 1: Project Initiation

Phase 1, Task 1 – Nomination and Application Submittal. The full NTMP process may be commenced at the City's initiative or following the City's receipt of a written application for NTMP consideration of a street or streets located within the City of Centennial. Streets may be nominated for inclusion in the NTMP by a resident or homeowners' association. Projects nominated by a resident must be made by a resident that maintains his or her primary physical residency on the street being nominated for traffic calming consideration.

Following receipt of a written application, the City will forward to the nominating party a packet outlining the specific steps required for NTMP processing. References to "application" in this policy are intended to refer to a written form submitted by a nominating party to request the City's administrative consideration in the NTMP process and does not refer to or establish a formal right or entitlement to the NTMP process.

The resident must return the completed packet to the City in order to be included in any City consideration for inclusion in the NTMP. The application deadline each year to be considered for the following year's NTMP cycle is September 30.

Once submitted, an application may only be withdrawn at the City's sole discretion either upon the City's initiative or following the City's receipt of a written request to withdraw the application submitted by one or more persons submitting the application.

Phase 1, Task 2 – Data Collection. Traffic engineering staff will collect average daily traffic (ADT) counts and vehicle speeds at one or more locations along the street within the neighborhood during typical weekday conditions. Data collection may include adjacent or nearby streets where the potential for a shift in traffic or speeds exists. Additionally, a 3-year crash history will be compiled from crashes reported to the Arapahoe County Sheriffs' Office.

Phase 1, Task 3. Minimum Threshold Determination. Using Worksheet 1 (page 16), City staff will determine if the project street meets minimum thresholds to continue with the program. If the project does not qualify, the street will not be considered for additional study or treatment through this program and the City will notify the applicant.

The minimum threshold criteria to be considered for the NTMP are as follows:

EITHER

- The roadway segment has a documented traffic crash history of three or more correctable crashes* in a 12-month period within the previous 36 months.

OR

- The roadway segment has at least 500 vehicles per day or at least 20% documented cut-through traffic (if cut-through traffic is identified as the primary concern).

AND

- A roadway **without** a school, park, trail crossing, or recreation center/clubhouse (or other public facility that generates pedestrian traffic on a daily basis) immediately adjacent to it has an 85th percentile speed of 5 miles per hour or greater above the posted regulatory or unposted statutory speed limit. The 85th percentile speed shall be based on the highest "directional" speed measured.

OR

- A roadway **with** a school, park, trail crossing, or recreation center/clubhouse (or other public facility that generates pedestrian traffic) immediately adjacent to it has an 85th percentile speed of 3 miles per hour or greater above the posted regulatory or unposted statutory speed limit. The 85th percentile speed shall be based on the highest "directional" speed measured.

** Correctable crashes are those that were not caused by weather or driver impairment.*

Applicants will be notified by the City if their NTMP application meets or does not meet minimum thresholds. If it does not, it is not eligible for the full NTMP process and staff will discuss other options with the applicant. If it does meet minimum thresholds, it will be ranked against other applications for funding and participation consideration.

Phase 1, Task 4. Funding Determination. Each year, the City of Centennial City Council will determine a budget for the NTMP. The budget will vary and therefore impacts the number of projects (which have met the minimum thresholds) that will be funded. If the NTMP is funded, then the highest ranked application will be included in the full NTMP process for the year. If there is funding to support a second project, the second highest ranked application will be included, etc. Those projects meeting the minimum thresholds but not funded, will remain in the NTMP tracking list and will be included in the re-prioritization of applications the following year. Applications that initially met the minimum threshold requirements to get into the NTMP prioritization process and fail to meet minimum thresholds in a subsequent year will receive one strike for each year the minimum thresholds are not met. After receiving three strikes, an NTMP application will no longer be included in the annual re-prioritization process, and the neighborhood must resubmit an application to be considered for inclusion in the NTMP.

Phase 2: Traffic Calming Plan Development

Phase 2, Task 1. Initial Outreach. City staff will reach out to the accepted applicant(s) in the January following timely submission of an application prior to the September NTMP cycle deadline. The goal of the initial outreach is as follows:

- To ensure the applicant still has an interest in moving forward with the application.
- To educate the applicant about the NTMP in greater detail.
- To define the expectations the City has of the applicant as a liaison between the City and the neighborhood.
- To define the expectations the applicant should have of the NTMP.
- To determine if in person, virtual, or a combination of both meetings would best serve the project.
- To identify a preferred location within close proximity to the neighborhood where neighborhood meetings will be held.
- To establish a working relationship between the City's Traffic Engineering Services (TES) staff and the applicant.

Phase 2, Task 2. Define Project Limits. The extent of the NTMP project scope will be defined by City staff given the nature of the traffic concerns. The project scope area should typically begin and end at intersecting streets and should include the area of the identified concerns. Staff will determine if the project scope should be expanded to address the potential diversion of traffic to other neighborhood streets and if additional speed/volume/crash data (outside of the immediate area of concern) should be collected.

Based upon the determined project limits, the City staff will identify the impacted residents for purpose of the NTMP process.

Phase 2, Task 3. Neighborhood Meeting 1. Staff will conduct the first public informational meeting to inform the impacted residents about the program, the concerns described in the application, and the results of the data collection and evaluation. This meeting can be held in person, virtually, or a combination of both. It is important that the impacted residents and staff have an opportunity to express their perspectives of the traffic concerns in the neighborhood and to hear the views and experiences of their neighbors. Through this process, a shared definition of the concerns can be refined and appropriate treatments can be identified.

At the City's discretion, other potentially interested parties may be involved in this initial informational meeting including any homeowners' association, emergency service provider(s), nearby schools, park and recreation facilities, nearby businesses, and other individuals or organizations that may be directly impacted by any proposed traffic management plan.

Following the first meeting, staff will develop a draft traffic calming plan based on engineering analysis and judgement, and further informed by the public input received.

Phase 2, Task 4. Development of Traffic Calming Alternatives. Staff will consider possible alternatives for incorporation in a draft traffic calming plan that is based on engineering analysis and judgement as well as informed by the input gathered from residents in Meeting 1. As part of the planning process, input will be sought from fire district or other emergency service providers if proposed traffic mitigation measures may impact their performance metrics. Staff will collect geometric data and other data as applicable to determine feasibility for each proposed toolbox item. Collaboration may take place with other departments such as Community Development. From the alternatives considered, staff will develop a recommended draft plan. A planning-level cost estimate will be developed with the plan.

Phase 2, Task 5. Neighborhood Meeting 2. Staff will conduct the second public informational meeting to present the traffic calming plan(s). The meeting can be held in person, virtually, or a combination of both. This meeting is intended to be interactive and allow staff an opportunity to explain the pros and cons of the alternatives and allow the impacted residents to provide input and ask questions regarding the development of the recommended plan. Staff will solicit comments from impacted residents with respect to the draft plan(s). Staff will then finalize the traffic calming plan with consideration for any additional comments and within the policy framework provided in this document. Subsequent to the second informational meeting, one final plan will have been developed by the City staff to be presented on the final ballot pending notification of adjacent property owners as appropriate, preparation of final design, and availability of funding.

Phase 2, Task 6. Assessing Adjacent Property Owner Support for Certain Toolbox Items. When, in the determination of the City staff, a draft or final neighborhood traffic calming plan includes one or more toolbox item(s) that may directly and significantly impact adjacent property owners, the City may conduct additional outreach to the adjacent property owners regarding the toolbox items. The need for and the extent of additional outreach will be determined by the City and may vary with project specifics and scope.

Phase 2, Task 7. Final Ballot to Impacted Residents. A ballot showing the final traffic calming plan will be sent to all impacted residents. Such ballot will be a “yes” or “no” ballot in which a “yes” vote will support implementation of the final traffic calming plan. Impacted residents will vote on the final traffic calming plan as a whole.

There must be a two-thirds majority of the ballots returned with a “yes” vote for the project to be eligible for implementation. The plan will not be implemented without this criteria having been met, nor if more than 50% of the ballots mailed out are not returned (as either “yes” or “no” votes). A ballot returned which indicates the vote is conditional or subject to any limitation shall be counted as a “no” vote. The City reserves the right to alter the methodology of assessing impacted resident support for a project.

If the required ballot response and “yes” vote minimums are not achieved the final traffic calming plan will not move forward with implementation and the moratorium outlined in Section 4.0 will apply. As previously discussed in multiple sections, the City reserves the right to make any modifications within the City right of way or install any traffic control devices deemed necessary or appropriate.

Phase 3: Traffic Calming Plan Implementation

Phase 3, Task 1. Final Design and Implementation. Once project funding is secured, final engineering plans, specifications, and a detailed construction cost estimate will be prepared for approved projects by staff based on City standards. Design reviews will include referral to applicable emergency response providers for comment to verify that no response impact concerns will result.

Phase 3, Task 2. After Study. In order to assess the results of the traffic calming plan implementation, staff may conduct an after study to compare traffic volume, speed, safety, and/or cut-through data from before and after the implementation of the plan. Additional information or feedback received from the residents will also be documented.

5.1 Repeat Project

Over time, traffic conditions or the sentiment in a neighborhood towards traffic calming may change and residents may want to submit a new application to be considered for inclusion in the NTMP. Repeat projects could include either previous NTMP projects where the traffic calming plan was approved by residents and constructed or where the traffic calming plan was not approved by residents and therefore not constructed. The repeat project must have no moratoriums in effect at the time of the application.

NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM WORKSHEET

Worksheet 1 – Minimum Threshold Determination

WORKSHEET 1
Minimum Threshold Determination

Roadway Segment Being Considered: _____

- | | |
|--|--|
| 1. Roadway Type | Residential Collector _____ |
| | Local Access _____ |
| 2. Weekday 24-hour traffic volume, both directions | _____ |
| 3. Posted regulatory or unposted statutory speed limit (mph) | _____ |
| 4. 85 th percentile speeds (mph) and directions of travel | _____ |
| 5. Is weekday 24-hour traffic volume greater than 500,
or, is there 20% or greater cut-through volume? | Yes _____ Go to 6
No _____ Go to 9 |
| 6. Is 85 th percentile speed 5 mph or more over the speed limit? | Yes _____ Go to 10
No _____ Go to 7 |
| 7. Is a school, park, trail crossing, recreation center/clubhouse
or other public facility present along or adjacent to the roadway? | Yes _____ Go to 8
No _____ Go to 9 |
| 8. If "yes" to Question #7 above, is 85 th percentile speed
3 mph or more over the speed limit? | Yes _____ Go to 10
No _____ Go to 9 |
| 9. Are there three or more traffic crashes that could be subject to correction that have
occurred within a 12-month period during the previous 36 months? | Yes _____ Go to 10
No _____ Go to 11 |
| 10. YES _____ | This roadway IS ELIGIBLE for the Neighborhood Traffic Management Program |
| 11. NO _____ | This roadway IS NOT ELIGIBLE for the Neighborhood Traffic Management Program |

APPENDIX

- Appendix A Current City Roadway Classification
- Appendix B Traffic Calming Toolbox
- Appendix C Sample Landscaping Improvements/Median Agreement

Appendix A Current City Roadway Classification Map

Appendix B Traffic Calming Toolbox Device or Treatment Examples

For location of existing traffic calming devices installed in the City of Centennial through previous NTMP processes, see the map on the City's website here:

<http://centennial.maps.arcgis.com/apps/MapSeries/index.html?appid=d67a40df066742da87124e7d5b546171>

- Neighborhood Education Programs
- Speed Limit Signing
- Restricted Movement Signing
- Enhanced At-Grade Pedestrian Crossing
- Striping/Visual Narrowing
- Traditional Speed Enforcement
- Entry Islands
- Entrance Barrier
- Speed Cushions
- Raised Pedestrian Crossing
- Curb Extensions
- Medians
- Roundabouts
- Restricted Movement Barrier
- Curvilinear Street
- Realigned Intersection
- Electronic Speed Feedback Signs
- Additional devices or treatments current with the state of the traffic engineering and calming practice not explicitly listed here

Appendix C Sample Landscaping Improvements/Median Agreement

Note: this is a sample agreement only. The agreement to be used will be tailored to the particular project, and shall be approved as to form by the City Attorney

REVOCABLE LANDSCAPE IMPROVEMENTS/MEDIAN AGREEMENT - SAMPLE

THIS AGREEMENT (Agreement) is entered into by and among the City of Centennial, a Colorado home rule municipality (City) and _____ a _____ (_____) (collectively the Parties).

WHEREAS, the City is the owner of certain rights-of-way known as _____ (City Property); and

WHEREAS, as part of a Phase 3 Traffic Management/Calming Program, _____ wishes to install and maintain certain landscaping improvements (Improvements) on medians located with the rights-of-way between _____ and _____ (Medians) within the City, and more specifically set forth in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the City desires to facilitate _____'s installation and maintenance of the Improvements in exchange for _____ agreeing to provide perpetual maintenance of the Improvements within the Medians.

NOW, THEREFORE, IT IS AGREED, as follows:

TERMS AND CONDITIONS:

1.0 DESIGN AND INSTALLATION OF THE IMPROVEMENTS

1.1 _____ shall design, construct and install the Improvements in compliance with the design standards and specifications as established and in use by the City or in accordance with the design standards and specifications as established in the Phase 3 Traffic Calming Plan, attached hereto as Exhibit B.

1.2 _____ will submit to the City plans for the design and installation of the Improvements within the Median ("Plans").

1.3 The City shall provide timely review of the Plans and, if the Plans are approved by the City and _____ satisfies all other obligations for issuance of building and other necessary permits including but not limited to the payment of application, plan review, and building permit fees, the City shall issue such permits necessary for the installation of the Improvements.

1.4 _____ shall install all Improvements depicted in the approved Plans in accordance with the approved Plans. _____ shall be prohibited from installing Improvements that are not depicted on the approved Plans or otherwise approved by the City in writing, including but not limited to any decorative fences, planters, or signs.

2.0 MAINTENANCE OF IMPROVEMENTS.

2.1 All Improvements shall be maintained by _____ in a state of good condition and repair. Damaged, dead, or diseased landscaping materials shall be replaced with the same or substantially similar materials by _____ within six (6) months of the date of _____'s knowledge of such damage, death, or disease.

2.2 Artificial irrigation of landscaping materials shall be limited to a drip irrigation system designed in such a manner that excess water does not overtop the curb or otherwise is deposited on or flow onto the adjacent street.

2.3 All maintenance, repair and replacement of the Improvements shall be at _____'s sole cost. _____ shall be responsible for all repair, replacement and maintenance of the Improvements and shall be responsible for payment of all expenses for any water and/or electrical service for maintenance of the Improvements. After any construction, repair, maintenance or replacement of the Improvements or other operations of _____ which disturb the surface of the Median or the City's adjacent streets or sidewalks, _____ will restore the general surface of the Medians, City streets and sidewalks, including paving, as nearly as possible to the condition they were in immediately prior to the construction, repair, maintenance or replacement of the Improvement or other operations of _____. Any excess earth deposited on the City's streets or sidewalks resulting from construction, installation, repair or replacement by _____ of the Improvements shall be removed by _____ at its sole cost and expense upon completion of the work.

2.4 _____ shall be responsible for the repair, at its sole cost, for any damage to the City's streets, sidewalks or other City property caused by the construction, repair, replacement or maintenance of the Improvements within the Medians.

2.5 _____ is responsible for the payment of all expenses for any water and/or electrical service required to serve the Improvements.

3.0 INDEMNIFICATION AND INSURANCE.

3.1 To the extent permitted by law, _____ shall indemnify and hold harmless the City, and its officers, employees, and agents, from any and all claims, damages, injuries, losses and expenses, including attorney's fees, arising out of or resulting, in whole or in part, out of the actions of _____, its officers, agents, employees or contractors, under this Agreement.

3.2 _____ shall obtain and maintain at all times during the term of this Agreement policies of insurance in amounts and type(s) sufficient to insure against all obligations assumed by _____ pursuant to this Agreement. At a minimum, _____ shall procure general commercial insurance coverage with minimum limits of five hundred thousand dollars per each claimant and million dollars per each occurrence.

4.0 ANNUAL APPROPRIATIONS. All financial obligations of _____ hereunder shall be subject to annual budget and appropriation by _____'s Board of Directors, provided however, that if _____ does not appropriate sufficient funds in any given year to consistently maintain the Improvements in a state of good repair to the satisfaction of the City in its sole discretion for a period of six consecutive months or longer, _____ shall be

deemed in default of this Agreement subject to the provisions specified in Paragraph 5 of this Agreement.

5.0 DEFAULT AND TERMINATION. In the event _____ is in default of any term, obligation or provision of this Agreement, the City shall provide _____ with written notice of default ("Notice of Default"), citing the basis of the default and _____'s opportunity to cure as set forth herein. _____ shall be entitled to cure any default within thirty (30) days of the date of the Notice of Default. If such default is not of a type which can be cured within the thirty (30) day period and _____ provides written notice to the City within such thirty (30) day period that it is actively pursuing such cure, the City may extend the cure period for a reasonable period of time, but in no event exceeding an additional thirty (30) days, provided that _____, at all times within such additional time period, is actively and diligently pursuing such cure as determined by the City in its sole discretion. In the event _____ fails to correct any default within the thirty day period or any extension granted by the City, the City may unilaterally terminate this Agreement. Upon termination of this Agreement, or upon dissolution of _____, the interest(s) represented by this Agreement and ownership of the Improvements shall revert to the City.

6.0 CITY'S RIGHT TO USE MEDIANS.

6.1 If the City deems it necessary for the safety of the public to make any physical alteration to the Medians, including, but not limited to, removal of the entire Medians or any portion of the Improvements therein ("Action"), the City agrees to provide written notice to _____ in conformance with Paragraph 8.0 of this Agreement stating the Action contemplated by the City as it relates to the Improvements. If _____ fails to respond to the City within thirty (30) days of receipt of such notice, _____ shall be deemed to have consented to the Action. Notwithstanding the notice requirement contained in this Paragraph, in the event an emergency Action is necessary, as determined by the City in its sole discretion ("Emergency Action"), the City may take such Emergency Action immediately and without prior notice to _____; provided that the City shall provide written notice to _____ following such Emergency Action in conformance with Paragraph 8.0 of this Agreement. The City agrees that, to the extent possible, it shall exercise reasonable efforts to minimize any damage to the Improvements as a result of any Action or Emergency Action. However, in no event shall the City be responsible for the cost to repair any damage to the Improvements caused by the City's Action or Emergency Action.

6.2 The City reserves the right to the use and occupancy of the Medians or such area lying underneath the Medians for any and all public utilities or for any other public purpose.

6.3 The City agrees that if the Improvements are damaged by a public utility provider or other third party occupying the Medians by permission of the City, the City shall use its best efforts to cooperate with _____ in recovering from such third party the costs to repair or replace the damaged Improvements.

7.0 TERM OF AGREEMENT. The term of this Agreement is perpetual, subject to the right of termination by the City as set forth in Paragraph 5.0 of this Agreement or by written agreement of the Parties.

8.0 NOTICES. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery,

via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the City:

City of Centennial
13133 East Arapahoe Road
Attn: City Manager
With a Copy to:

City of Centennial
13133 East Arapahoe Road, Suite 100
Centennial, CO 80111
Attn: City Attorney

To _____:

Attn:

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other Party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

9.0 MISCELLANEOUS.

9.1 _____ shall not assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the City, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

9.2 In the event of a breach or default of this Agreement by either Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance, termination of this Agreement, and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

9.3 This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for any action arising under the terms of this Agreement shall be in the appropriate court for Arapahoe County.

9.4 Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

9.5 Nothing in this Agreement is intended to waive any protection afforded to the City, its officers, employees or agents under common law or by the Colorado Governmental Immunity Act, C.R.S. Section 24-10-101 et seq., or any other applicable law providing immunity to the City, its officers, employees and agents.

9.6 This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

9.7 Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Parties any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Parties shall be for the sole and exclusive benefit of the Parties.

9.8 If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

9.9 This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

9.10 Paragraph headings are inserted for convenience of reference only.

9.11 The Parties represent that the undersigned signatories are authorized to sign on behalf of the Parties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

By: _____

Its: _____

STATE OF COLORADO

)

) ss.

COUNTY OF

)

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____, as _____ of _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

CITY OF CENTENNIAL

By: _____
City Manager

ATTEST:

By: _____
City Clerk or Deputy City Clerk

APPROVED AS TO FORM:

By: _____
For City Attorney's Office

EXHIBIT A

Legal Description

_____ Road/Street Medians

SAMPLE AGREEMENT